

# **FUTURE LAND USE ELEMENT**



**FUTURE LAND USE PLAN ELEMENT:**  
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## Future Land Use Plan: Introduction

The Future Land Use Plan is the key element of the Comprehensive Plan as it sets forth the plan for the future development of the Town. The implementation of the plan, through the designation of land according to land use categories, determines the development profile and character of the Town of Davie.

The purpose of this element is to guide future development in a pattern which will afford the Town the ability to manage growth in accord with our community character in an economically balanced manner, and insure the adequate provision of all essential services. The Future Land Use Plan is consistent with and reflective of the other elements of the Comprehensive Plan and, therefore, ties together all elements of the Plan.



## Future Land Use Plan: Analysis of Existing Conditions

### Planning Areas

The Broward County Land Use Plan provides for the division of all land within the County into smaller geographically defined areas for planning purposes. These planning areas are referred to as "flexibility zones" and are used in the application of flexibility rules, reserve units, and rearrangement of land uses within the parameters of the "flex rules" (see Figure I-1, Flexibility Zone Map). Flexibility Zone boundaries generally follow municipal limits, major geographic features, and primary transportation facilities. All or portions of 12 Flexibility Zones are located within the Town of Davie.

The relationship between the Town's planning areas and Flexibility Zones are as follows:

<u>Planning Area</u>	<u>Flexibility Zone</u>
1	115, 117
2	113
3	113
4	99, 100
5	100
6	58, 77, 81, 97, 99
7	58
8	97, 98, 99
9	102
10	102
11	102

Planning areas generally follow specific development patterns and reflect identifiable characteristics unique to the area (see Figure I - 2, Planning Areas Map).

### Planning Area 1

This planning area constitutes the southwesternmost portion of the Town, encompassing all of the land south of Griffin Road and west of Southwest 148 Avenue. This planning area is bisected by I-75 which is accessed at Griffin Road and Sheridan Street. The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the northern and southern ends of the Ivanhoe development at the intersections of I-75 with Sheridan and Griffin Roads, and Orange Drive. Over 100 acres at the northwest intersection of I-75 and Orange Drive are planned for business park development, known as ICW West.



Annexations have expanded the Town's western boundary in this vicinity, to include additional residential lands and property owned by the local drainage district. The Broward County School Board has constructed an elementary school immediately west of the Town's current municipal limit, at the intersection of Southwest 160th Avenue and Stirling Road. Additionally, there is a park site, a community center/fire station under construction, and future park site located within the Ivanhoe development. Development in this planning area shall continue in accordance with the program for the Ivanhoe development.



# FLEXIBILITY ZONES

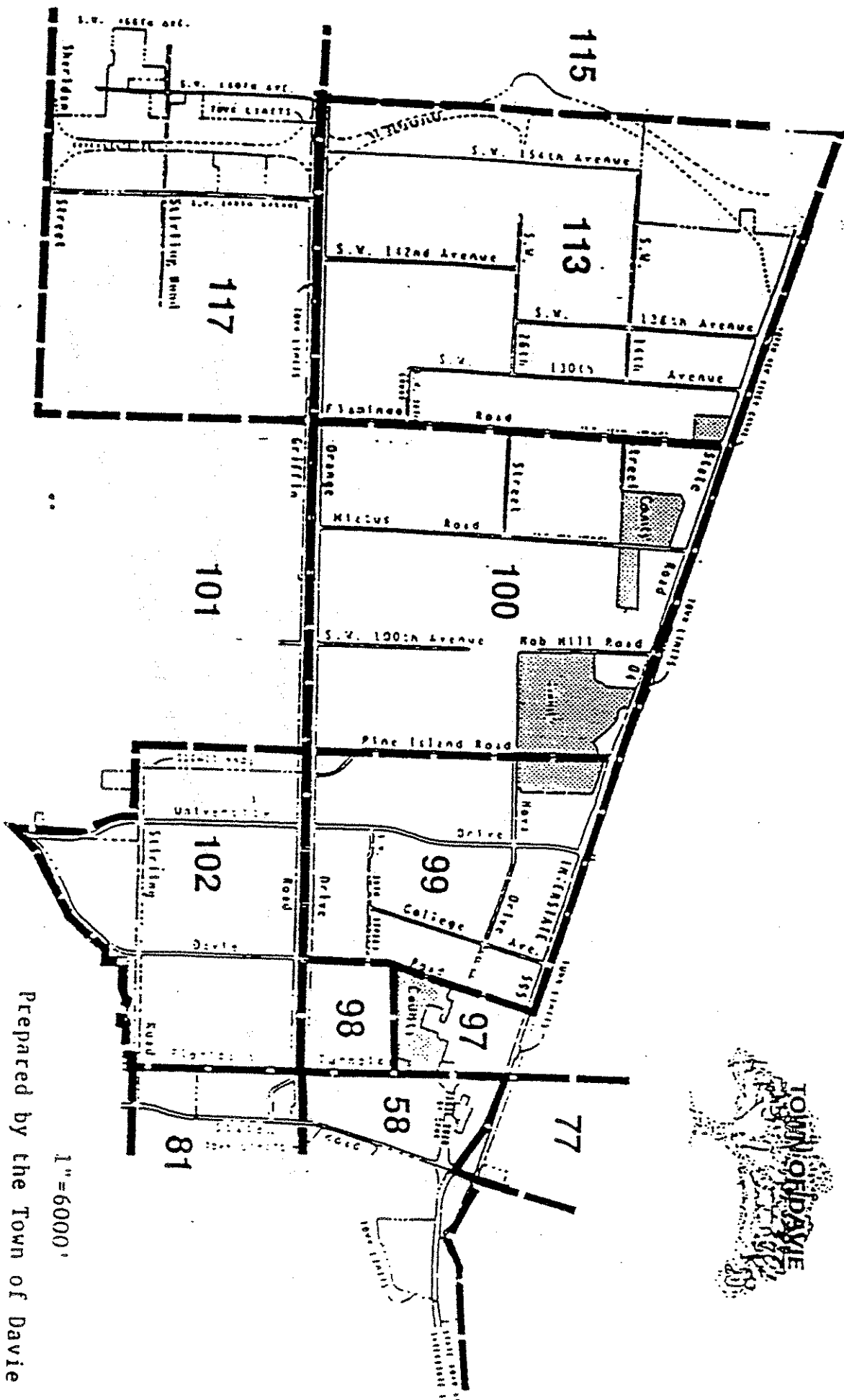


FIGURE I-1



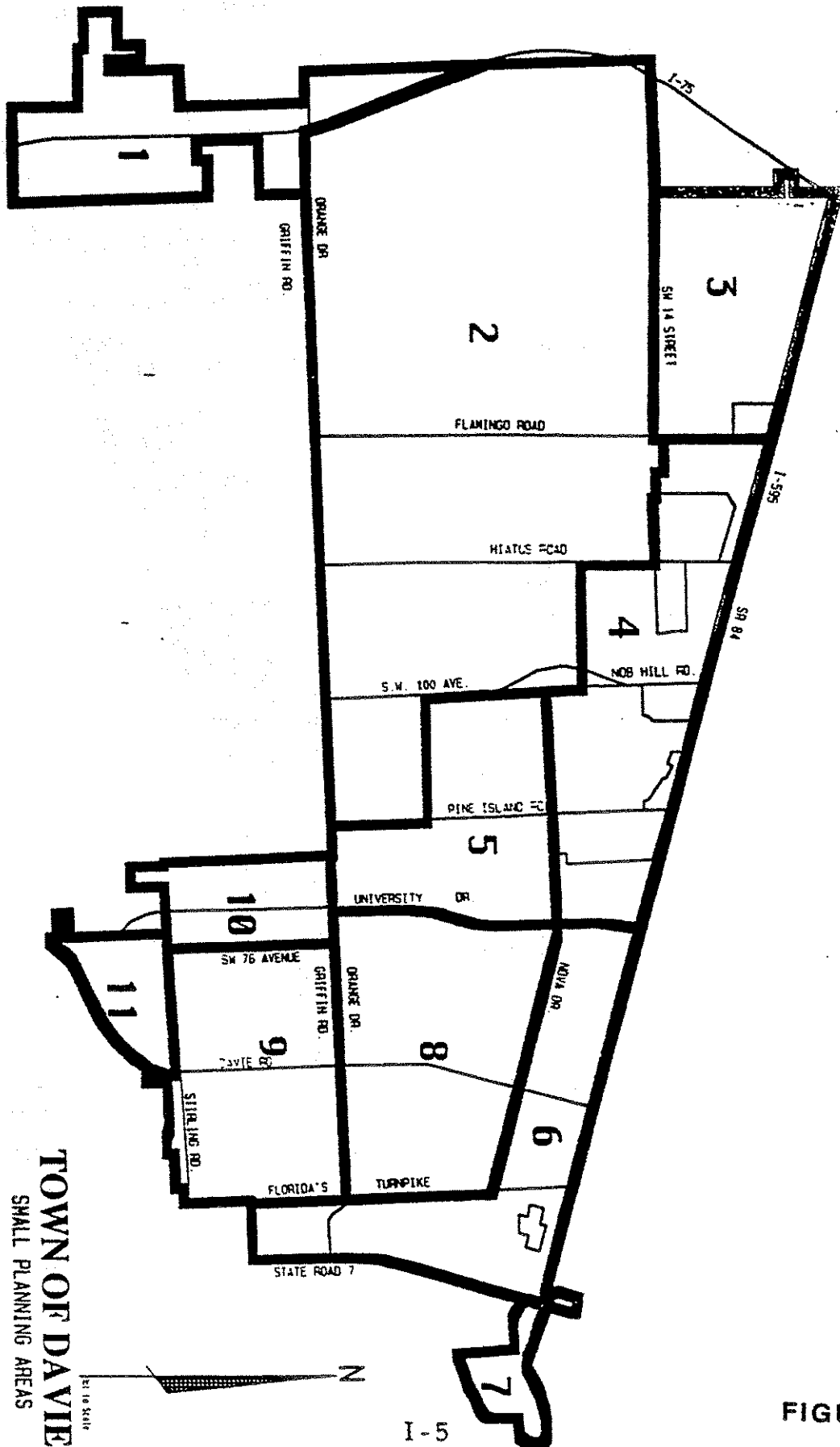


FIGURE I-2

PREPARED BY TOWN OF DAVIE DIVISION OF PLANNING & ZONING, 1977

TOWN OF DAVIE  
SMALL PLANNING AREAS



## Planning Area 2

Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single-family residential at a density of one dwelling per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is located to the north of the landfill site and is also used for recreational and open space purposes. A major landholding, Imagination Farms, constitutes the last remaining dairy operation in Davie. Development of 400 single-family homes is taking place on approximately half the site. Development of the remainder of the site is imminent. This planning area contains numerous small subdivisions of one-acre lots. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences. It is expected that this trend shall continue as the existing inventory of single-family lots is depleted. A substantial Florida Power and Light transmission corridor exists in this Planning Area as well as Planning Areas 1 and 3. The corridor runs parallel to I-75, through residential land. The corridor crosses I-75 around Southwest 36 Street and connects with the F.P.L. substation on Orange Drive. F.P.L. is attempting to co-locate new transmission lines within the corridor; this attempt has thus far met with resistance from the community and Town insofar as it is incompatible with the existing and proposed residential development of the area.

## Planning Area 3

Planning Area 3 is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home park subdivisions. Additional residential development at a density of between 6 and 7 dwellings per acre is underway between Shenandoah and S.R. 84, to be called Poinciana Parc. Commercial development lines the S.R. 84 corridor.

## Planning Area 4

This planning area is bordered by S.R. 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and S.R. 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, Westridge, the Ridgview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an unincorporated area between Nob Hill Road and Pine Island Road.



## Planning Area 5

Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion of this planning area, and Orange Drive on the eastern portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area by joint efforts with local, county and state jurisdictions. The single-family residential development within this planning area generally falls within larger scale communities such as Forest Ridge, Rolling Hills, Arrowhead Golf and Tennis Club, and Pine Island Bay communities. The multi-family residential development tends to be smaller in scale and includes such developments as The Harvest, Isla Merita, Old Country Manor, Alpine Woods and Reflections. The commercial development along University Drive is upscale in character and comprised of retail stores and office parks. Two vacant commercial parcels exist along the Orange Drive corridor. The first, located on the northeast corner of Orange Drive and University Drive, is approximately 40 acres in area, zoned B-3, Planned Business Center District, and has expanded commercial uses by virtue of a settlement agreement with the Town of Davie. The second, located on the northeast corner of Pine Island Road and Orange Drive, is approximately 20 acres in area and is zoned for B-2, Community Business District. Appropriate measures should be taken upon development of these properties to protect the existing adjacent residential developments.

## Planning Area 6

Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flex has been applied to industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive. The Town is encouraging development and redevelopment of properties within this area to strengthen the Town's non-residential tax base for the future.

## Planning Area 7

This planning area, the smallest of the planning districts, encompasses what was once Hacienda Village. The Town annexed this area in the late 1980's. Bordered on the north by the North New River Canal and on the south by S.R. 84, the area stretches approximately one mile east of S.R. 7. and includes the Hacienda Flores and Pond Apple Slough wetland mitigation sites, owned by Broward County and FDOT respectively. The wetland mitigation sites were required to offset the loss and



degradation of wetlands from the construction of the County resource recovery facility and I-595.

Most of the planning area is designated for conservation use due to the large mitigation site area. A portion of the North New River Canal frontage is designated and used for marine industrial development, part of the state-designated Marina Mile. A trailer park occupies the western 20 acres of the planning area.

Planning Area 7 offers the unique opportunity of extending Marina Mile development further into Davie. The area also poses unique problems relative to provision of public safety services due to its isolated location at the eastern edge of the Town, and difficulty of commercially or industrially developing the area due to the proximity of wetlands and waterfront homes in the Lauderdale Isles subdivision, on the north bank of the North New River Canal.

#### Planning Area 8

This planning area is the "heart" of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). The SFEC includes Nova Southeastern University, Florida Atlantic University, Broward Community College, Florida International University, and McFatter Vocational School, among others. The planning area also encompasses the downtown Davie Business District, where western-theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities recently annexed into the Town, and industrial land.

Planning Area 8 contains the only CBDG redevelopment target area within the Town. Residential development east of the Davie Road corridor is substandard and has been the subject of community redevelopment efforts. The planning area issues include roadway congestion in and around the SFEC and the University Drive/I-595 intersection, Town-SFEC relations as the universities expand, expansion and redevelopment of Davie's original business district, and neighborhood redevelopment.

#### Planning Area 9

This planning area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors. Properties adjacent to Griffin Road will soon be affected by widening of that roadway, creating an opportunity for the Town to seek redevelopment of this corridor, potentially enhancing the Town's non-residential tax base. Agricultural uses are expected to diminish in the upcoming years, succumbing to increased residential demands given the enhanced accessibility



provided by the roadway expansion and easy access to the Florida Turnpike. Commercial developments along the south side of Stirling Road are somewhat deteriorated and should be evaluated for potential redevelopment opportunities.

#### Planning Area 10

This planning area is generally located north of Stirling Road, south of Griffin Road, east of proposed Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, is currently under construction on the western limits of this planning area and will provide through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the west side of the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multifamily residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses of varying scales, a girl scout campground facility, and a private school. The Town is optimistic in the potential expansion of commercial uses within this planning area, given the increased accessibility provided by Pine Island Road, and potential development of agricultural lands in the years to come.

#### Planning Area 11

The boundaries of this planning area are Griffin Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from eight to 16 dwellings per acre. There is one single-family residential subdivision, developed at five dwellings per acre. Housing in this area is generally in stable to marginal condition. Small commercial developments line Davie Road Extension. The Town has potable water and wastewater treatment facilities in this planning area. Florida Department of Transportation (FDOT) is in the design stage of widening Davie Road Extension.

#### Existing Land Use Inventory

In 1987, the Town staff prepared an Existing Land Use Inventory, pursuant to a methodology established by the Broward County Planning Council, the Local Planning Agency for Broward County. This Inventory was required by the Planning Council in the preparation of the Broward County Land Use Plan, and formed the basis for analysis of the Town's Future Land Use Plan map series. Existing land use information was recorded on section sheets and then tabulated according to Traffic Analysis Zones, geographically unique areas which boundaries were established by county staff. Existing uses were determined by review of aerial photographs, site and field inspections, and analysis of permit information. This information was



updated in 1994, during preparation of the Town's 1995 Evaluation and Approval Report (EAR).

Additionally, the staff classified vacant acreage according to developability pursuant to the established land use classifications. This information was based on the Existing Land Use Inventory as subsequently updated in 1988 and 1994 and reflects conditions at that time. The existing land use information is depicted on the Generalized Existing Land Uses map of the Future Land Use Plan Map Series. The following is a summary of existing land uses.

As the Table I-1 indicates, the largest existing land use category within the Town is Vacant/Undeveloped, comprising approximately 31% of the Town, down from over 46% in 1988. The most significant increase in existing land use since 1989 is single-family residential, nearly doubling to 15.3% , representing the third largest land use behind estate residential, which comprises over 16% of the Town, up from 10.9% in 1988. Agricultural lands constitute 6.5% of existing land uses, down from 12.3% in 1988, representing the land use category with the largest decrease in acreage other than Vacant. Significantly, Conservation land increased from .5% in 1989 to 3.1%. Table I - 2 provides an analysis of the vacant acreage, according to land use designation. More than one-half of the vacant acreage is designated and planned for development at one dwelling per acre. Commercially designated land comprises approximately 15.7% of total vacant acreage.



**TABLE I-1: Existing Land Uses**

<b><u>Category</u></b>	<b><u>Acres</u></b>	<b><u>% of Total</u></b>
Estate (<1 du)	3,267.2	16.1
Single Family (>1 du/<5 du/ac)	3,103.5	15.3
Multi Family (>5du<22 du/ac)	977.4	4.8
Mobile Home	459.0	2.3
Commercial	1,070.8	5.2
Office	12.2	0.1
Industrial	587.8	2.9
Agricultural	1,324.9	6.5
Public Recreation	778.3	3.8
Private Recreation	498.0	2.5
Conservation	625.3	3.1
Utilities	104.7	0.5
Community Facilities	919.3	4.5
Vacant	6,279.8	31.0
Historic	12.1	0.1
Rock Pit	231.9	1.2
<b>Total</b>	<b>20,252.0</b>	<b>100.0</b>

Source: Town of Davie Geographic Information Systems, 12/31/94

Editor's Note: 1994 Acreage was calculated by computer; 1988 acreage calculated manually, resulting in discrepancy.



**TABLE I-2: Analysis of Vacant Acreage**

<b><u>Category</u></b>	<b><u>Acreage</u></b>	<b><u>% of total</u></b>
1 du/ac	4116.2	65.6
Single-Family <sup>1</sup>	761.5	12.1
Multi-Family <sup>2</sup>	146.9	2.3
Commercial	984.7	15.7
Industrial	231.2	3.7
Community Facilities	15.7	0.2
Conservation	23.6	0.4
<b>Total</b>	<b>6279.8</b>	<b>100.0</b>

Source: Town of Davie GIS, 12/31/94 and Town of Davie Future Land Use Plan Map: Year 2015, dated 4/89

<sup>1</sup>Single-Family Residential is > 1 du/ac < 5 du/ac.  
<sup>2</sup>Multiple-Family is > 5du/ac <22 du/ac

Table I-3 indicates that at buildout, almost 43% of the Town's land area will be developed for Estate Residential use at 1 du/ac. Nearly 62% of the Town will be developed with low and low-medium density single-family residential uses. Only 14.2% of the Town will be developed under Commercial, Office or Industrial land use designations. While land designated Agriculture will be insignificant, residential agriculture may continue to thrive.



**TABLE I-3.**  
**Land Use Distribution at Buildout**

<u>LAND USE</u>	<u>ACREAGE</u>	<u>PCT. OF TOTAL</u>
Estate (1)	8,658.3	42.8
Single Family(2)	3,865.0	19.1
Multi Family(3)	1,124.3	5.5
Mobile Home	459.0	2.3
Commercial	2,055.5	10.1
Office	12.2	0.1
Industrial	819.0	4.0
Agricultural	50.0	0.2
Public Recreation	778.3	3.8
Private Recreation	498.0	3.2
Utilities	104.7	0.5
Community Facilities	935.0	4.6
Historic	12.1	0.1
Rock Pit	231.9	1.2
<b>TOTAL</b>	<b>20,252.2</b>	<b>100.0</b>
<p>(1)Estate density is &lt; 1 du/ac  (2)Single-family is &gt;1 du/ac &lt; 5 du/ac  (3)Multi family is &gt; 5 &lt; 22 du/ac</p> <p>Source: Town of Davie Geographic Information Systems, 12/31/94 and Town of Davie  Future Land Use Plan Map: Year 2015 dated 4/89</p>		



**TABLE I.4: Town of Davie Population Estimates 1995**

<u>RESIDENTIAL LAND USE</u>	<u>NET ACREAGE(1)</u>	<u>UNITS/ ACRE(2)</u>	<u>TOTAL UNITS</u>	<u>PERSONS/ UNIT(3)</u>	<u>TOTAL POP.</u>
Estate(1)	2,613.80	1	2,613	3.30	8,623
Single Family(3)	2,482.80	4	9,931	3.00	29,793
Multi Family	781.20	12	9,374	2.25	21,092
Mobile Home	459.00	n/a	3,070	2.00	6,140
TOTAL POPULATION:					65,648
BROWARD CO. ESTIMATE(4):					53,081

(1) Eighty percent of gross acreage shown on 1989 Existing Land Use Map. The 20 percent reduction allows for roads, waste detention areas, easements and other constraints that reduce gross density.

(2) Average of density ranges in respective residential categories.

(3) Average persons per unit, by type, as shown in Town of Davie Code of Ordinances, Sec. 12-323.

(4) Broward Co. Dept. of Strategic Planning and Growth Management

Davie's 1995 estimated population is 53,081 according to the Broward County Department of Strategic Planning and Growth Management and 65,648 according to Table I.4, below, estimated according to existing residential uses. The Broward County estimated population is considered the more reliable of the two, based on differences in methodology.

Table I.5 illustrates the disparity between the Broward County and Town population projections, the latter based on average occupancy per unit multiplied by future land use plan map densities. Again, the Broward County estimate is considered more reliable, however, it may be considered conservative due to the Town's projection being 23% higher.



**TABLE I.5: Population Projections by Residential Use: 2010**

<u>RESIDENTIAL LAND USE</u>	<u>NET ACREAGE(1)</u>	<u>UNITS/ ACRE(2)</u>	<u>TOTAL UNITS</u>	<u>PERSONS/ UNIT(3)</u>	<u>TOTAL POP.</u>
Estate	6,927.30	1	6,927	3.30	22,859
Single Family	3,092.00	4	12,368	3.00	37,104
Multi Family	899.00	12	10,793	2.25	24,284
Mobile Home	459.00	n/a	3,070	2.00	6,140
TOTAL POPULATION:					90,387
BROWARD CO. ESTIMATE(4):					69,451

(1) Eighty percent of gross acreage shown on 1989 Existing Land Use Map. The 20 percent reduction allows for roads, waste detention areas, easements and other constraints that reduce gross density.

(2) Average of density ranges in respective residential categories.

(3) Average persons per unit, by type, as shown in Town of Davie Code of Ordinances, Sec. 12-323.

(4) Broward Co. Dept. of Strategic Planning and Growth Management

According to the Soil Survey of Broward County, Eastern Part (USDA, 1984), the predominant soil types in the Town are the Halandale-Margate, Lauderdale-Dania, and Immokalee-Urban land-Pompano associations (see Figure I-3, General Soils Map). This association is described as poorly drained, nearly level, sandy soils that are less than 60 inches deep to hard limestone. This soil association limits development to the extent that special design, significant increases in construction cost, and extra maintenance are required. Essentially, this type soil is generally removed and/or reconditioned, and replaced with clean fill. While this method of mitigating the adverse soil properties is costly, it enhances the water management system in two ways: firstly, it creates a well-drained development area, thus protecting life and property; and secondly, the rock or borrow pits utilized to create the clean fill necessary to condition the site present a drainage or retention opportunity. Compliance with applicable regulations regarding the dredging, filling, and other land development activities necessary for site preparation is monitored and verified through the issuance of site development permits.

There are generally three types of minerals found in the Town: peat, sand shell and marl, and limestone (see Figure I-4, General Minerals Map). Limestone and sand are commercially mined, and provide fill necessary for development and roadway construction. Borrow or rock pits are evident throughout the Town, associated with existing developments and former commercial mines in close proximity to interstates and the turnpike (see Future Land Use Plan Map Series: Generalized Natural and Historical Resources Map).

The topography of Broward County is generally flat, with minimal elevation fluctuations. A natural ridge meanders through the Town, referred to as Pine Island Ridge in the east, and Long Key Ridge and Spooner's Ridge in the west. Collectively, these ridge formations establish the "seven islands" which figured prominently in



Seminole Indian history. The ridges are of historical and archaeological importance, and create a natural amenity that cannot be artificially duplicated.

Wetlands exist in the eastern portions of the Town, along the State Road 84/I-595 corridor. These wetlands include the Pond Apple Slough site, on the south side of the roadway corridor, and the Hacienda Flores site on the north side. Both sites are designated by Broward County as Natural Resource Areas, and are used for mitigation of disturbed wetlands resulting from roadway development and construction of the County's resource recovery facility, located adjacent to the Slough. A third wetland has been reconstructed as a requirement for the commercial development at the intersection of University Drive and State Road 84/I-595. This wetland is located on the grounds of Flamingo Gardens.

Historically significant sites are shown on the Generalized Natural and Historical Resources Map of the Future Land Use Plan Map Series. These sites include the ridges discussed above, the Floyd Wray Museum at Flamingo Gardens, and the Old Davie School. These sites provide the Town with an historical identity that relates to the earlier Indian settlers as well as turn-of-the-century settlers of "Zona".

Broward County Trafficways Plan. The Broward County Trafficways Plan applicable to the Town of Davie is shown in Figure I-5. The Plan shows generalized roadway corridors and reflects several amendments since 1989 including the deletion of Hiatus Rd, 136 and 148 Avenues South of S.W. 14 St and S.W. 36 Street. Right-of-Way width was reduced on Davie Road, South of Nova Drive and on S.W. 14 St and S.W. 148 Avenue (North of S.W. 14 St). Additional discussion regarding the Broward County Trafficways Plan is included in the Traffic Circulation Element of this Plan.

### Issues and Opportunities

Broward County Landfill. The Broward Landfill facility, located in the western portion of the Town, is currently undergoing closure and cleanup. This site has been designated as an Environmental Protection Agency "superfund" site, in recognition of its environmental affect on the Biscayne Aquifer and contamination of surrounding properties. Ongoing monitoring functions will provide an assessment of the site's affect on the environment to assure the health, safety and welfare of existing residents in the area. Insofar as there is a concern regarding the viability of new residential development immediately adjacent to the site, the area shall be studied and cleanup activities evaluated as to the future use of surrounding properties.

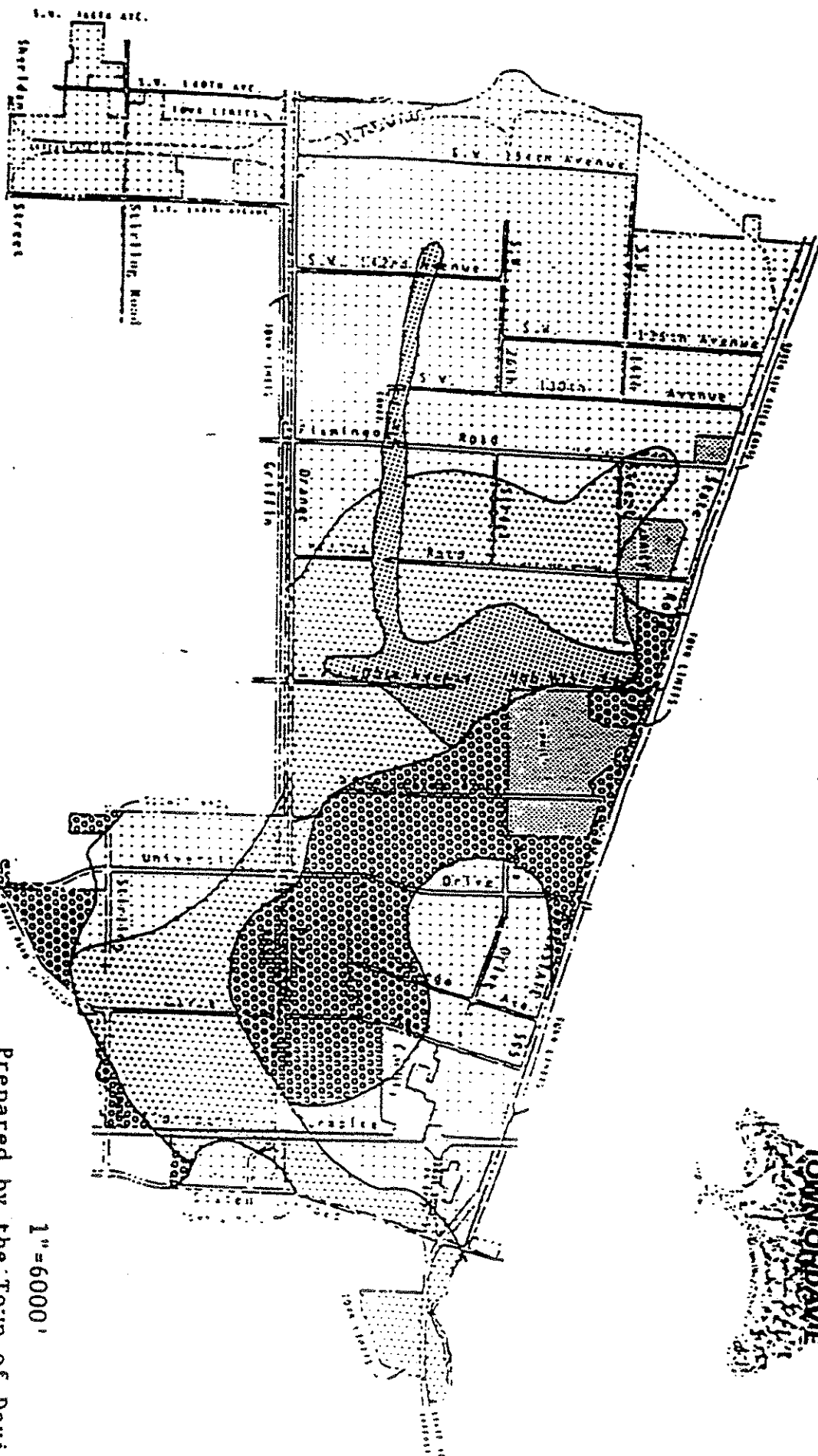
Community Redevelopment Agency. The Town's Community Redevelopment Agency has undertaken the task of redevelopment and rehabilitation of properties in a portion of the downtown area. The CRA boundaries are shown on the Future Land Use Plan map series. The CRA adopted a revised redevelopment plan and expanded the original CRA boundaries in December, 1994.



# GENERAL SOILS MAP

TOWN OF DAVIE

FIGURE 1-3



## LEGEND

SOILS OF THE LOW FLATWOODS, SLOUGHS, AND MARSHES

Poorly drained, nearly level, sandy soils that are less than 60 inches to hard limestone

SOILS OF THE LOW RIDGES, KNOLLS, AND FLATWOODS

1"=6000'

Prepared by the Town of Davie  
April, 1989

Moderately well drained, nearly level and gently sloping, sandy soils that have a thick subsoil generally more than 50 inches deep; most areas have been modified for urban use



TOWN OF PAYE  
JAN 1 1981



Prepared by the Town of Davie  
April, 1989



Relationship of Adjacent Uses- The Town of Davie has grown in size as a result of aggressive annexation efforts over the years. In some instances, that has resulted in the juxtaposition of incompatible land uses within the Town. In addition to these changes, major roadway corridors have been developed or brought into the Town, resulting in an alteration of the character of surrounding lands. These include the Interstate 595 corridor, the Florida Turnpike, and the planned expansion of Griffin Road, which is already in the right of way acquisition phase.

Small Area Plans - The adopted Comprehensive Plan of the Town of Davie establishes planning areas that coincide with specific development patterns. These planning areas, although established, are not addressed with small area plans; they are merely defined. The Town of Davie has grown into a large municipality with very diverse characteristics and needs. The central western portion of the Town, for example, is equestrian oriented and rural in character; a lifestyle very important to the residents in that area. In contrast, however, the northeastern corner of the Town is industrial in nature, and bears no resemblance to other areas of the Town, thus illustrating the need for small area plans to address the different issues and opportunities of each planning district.

Land Use Balance and Economic Growth - As cities in Broward County have matured, many are experiencing financial difficulties. This is true particularly among the older cities in the eastern portion of the County. Because Davie is comparatively young, however, there is an opportunity to examine the mix of planned, but not yet developed, land uses and balance them as appropriate to insure the highest possible degree of economic health at the time that Davie achieves full buildout. This can be viewed as a type of asset management, with land uses representing the Town's asset that should be managed and guided, in part, according to the tax revenue stream that could be realized. This must be done in conjunction with an analysis of the proper physical distribution of uses to ensure that conflicts are not created and, in addition, in conjunction with the overall goals and objections of the Town.



**FIGURE 1-5**



Prepared by the Town of Davie  
December, 1996



## Future Land Use Plan: Goals, Objectives and Policies

**GOAL 1:** Maintain a program of growth management that directs development to those areas which have in place, or are programmed to have in place, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally and aesthetically acceptable manner.

### OBJECTIVE 1:      LAND DEVELOPMENT REGULATIONS

The Town shall continue to maintain and implement land development regulations, including subdivision regulations, that will insure that development may be permitted only after it has been demonstrated that soils, topography, natural resources, historic resources and the availability of essential facilities and services have been accommodate.

- **Policy 1-1:** Land development regulations shall contain minimum criteria that address soil compatibility, topography, drainage and stormwater management, finished floor elevations, parks and open space, on-site parking, signage, internal traffic flow and traffic circulation, with said criteria applied at time of development permit approval.
- **Policy 1-2:** The Town shall maintain and enforce a level of service standard for each public facility located within the boundry for which the Town has authority to issue development orders or development permits pursuant to Rule 9J-5.005(3), Florida Administrative Code.
- **Policy 1-3:** Land development regulations shall incorporate a review process to insure that essential facilities and services shall be provided pursuant to the adopted level of service standards contained in the Comprehensive Plan, and shall include a mechanism to insure that the cumulative impacts of proposed development are identified. Essential facilities and services shall be available, constructed and maintained, concurrent with the impacts of development, pursuant to the adopted level of service standards and criteria for determination of concurrency contained in this Comprehensive Plan.
- **Policy 1-4:** For those portions of the regional road network within the Town's planning jurisdiction, levels of service and concurrency management systems consistent with Broward County's shall be adopted. The highway capacity methodology approved by the Broward County Board of County Commissioners shall be used to determine the capacities and levels of service on the regional roadway network.



- **Policy 1-5:** The grant of development permits shall be consistent with the Plan Implementation Section of this Plan.
- **Policy 1-6:** Platting shall be required, pursuant to the Plan Implementation Section of this Plan.
- **Policy 1-7:** The Town shall utilize Federal Emergency Management Administration (F.E.M.A.) standards in establishing minimum floor elevation of building sites and floodplain protection provisions, and shall address redevelopment where flooding problems exist.
- **Policy 1-8:** South Florida Water Management District (S.F.W.M.D.) design criteria shall be utilized for minimum road crown elevation and public road and parking lot design.
- **Policy 1-9:** Industrial and commercial development shall be serviced by a centralized wastewater treatment system, where financially feasible.
- **Policy 1-10:** Pursuant to the Solid Waste Act of 1988, the Town shall encourage source separation and recycling of waste.
- **Policy 1-11:** Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned land uses.
- **Policy 1-12:** New development shall provide water storage capacity pursuant to the water management regulations and plans of the South Florida Water Management District and other applicable water management agency(s).
- **Policy 1-13:** New non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with the Best Management Practices of the South Florida Water Management District.
- **Policy 1-14:** Adopted land development regulations shall address the method(s) for acquiring and developing parks and recreational lands, and protecting such lands from future development.

**OBJECTIVE 2:**

**NATURAL AND HISTORIC RESOURCE PROTECTION**

The Town shall continue to maintain land development regulations that shall require the identification and protection of natural and historic resources, including historically significant structures, unique natural areas, and wetlands.



- **Policy 2-1:** Historically significant sites, as identified on the National Register of Historic Places, by the Florida Department of State's Division of Historical Resources, or by the Davie Town Council, shall be protected from significant alteration or demolition under the provisions of adopted land development regulations and applicable state and federal laws.
- **Policy 2-2:** Consideration shall be given to the impacts of land use plan amendments on historic resources.
- **Policy 2-3:** Archaeologically significant sites shall be identified and preserved/protected under the provisions of adopted land development regulations from unauthorized access, excavation or disruption.
- **Policy 2-4:** Adopted land development regulations shall contain regulations providing for activities that are compatible with and encourage the protection of sites designated Natural Resource Areas or Local Areas of Particular Concern as shown on the Broward County Land Use Plan map and the Davie Future Land Use Plan map.
- **Policy 2-5:** Adopted land development regulations shall contain guidelines and standards designed to promote the use of native vegetation and maintenance of such material in a manner generally accepted in the industry.
- **Policy 2-6:** Development shall be permitted in accordance with the South Florida Water Management District regulations governing the creation, protection and maintenance of surface waters, to minimize direct discharge of stormwater runoff into such bodies.
- **Policy 2-7:** Lake construction shall be in accordance with the South Florida Water Management District regulations and regulations of other applicable water management agency(s) that provide for vegetated shallow water habitat designed to protect natural lake functions and the health, safety, welfare and recreation of Town residents.
- **Policy 2-8:** Adopted land development regulations shall require a mitigation/restoration plan for all dredging and mining sites.
- **Policy 2-9:** The mitigation of wetlands shall be required, when determined to be appropriate by the applicable regulatory agencies.

**OBJECTIVE 3:**

**POTABLE WATER SUPPLY PROTECTION**

The quality and quantity of the potable water supply shall be protected through the regulation of development utilizing



detrimental substances.

- **Policy 3-1:** The Broward County Potable Water Supply Wellfield Protection Ordinance and existing and planned wellfields zones of influence, as depicted on the Future Land Use Plan Map Series, shall regulate the use of potentially detrimental substances.
- **Policy 3-2:** Requests for changes to industrial land use on the Future Land Use Plan Map within wellfield zones of influence shall be evaluated and, as appropriate, discouraged.
- **Policy 3-3:** The use of septic systems shall be permitted, as appropriate, by the Florida Department of Health and Rehabilitative Services through the Broward County Public Health Unit.
- **Policy 3-4:** The Town shall require land uses currently on septic systems to be connected to central wastewater treatment facilities, when deemed to be practical and financially feasible, with priority given to those land uses in proximity to surface waters.

**OBJECTIVE 4:**

**LOCATION AND DISTRIBUTION OF LAND USES**

Pursuant to the adopted Davie Future Land Use Plan map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

- **Policy 4-1:** A request for amendment to the Davie Future Land Use Plan map resulting in a change in density or intensity shall be evaluated based on the availability of existing essential facilities and services. Priority shall be given to requests requiring no increase in capital expenditures, and for proposals not requiring unprogrammed expansion of facilities or services.
- **Policy 4-2:** The extension of essential services shall be prioritized and directed to portions of the Town that already have other services available.
- **Policy 4-3:** Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and sanitary sewer services. Priority shall be given to areas suitable for infill development in the extension of infrastructure.

**OBJECTIVE 5:**

**CONSISTENCY OF DEVELOPMENT WITH COMPREHENSIVE PLAN**

All land within the Town of Davie shall contain one or more of the uses specified for the applicable Future Land Use Designation in the Permitted Uses portion of the Implementation Section.



- **Policy 5-1:** The location and distribution of land in each Future Land Use Designation as shown on the Davie Future Land Use Plan map shall be in accordance with the adopted level of service standards as set forth in the Comprehensive Plan.
- **Policy 5-2:** The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

#### **POLICY GROUP 6: RESIDENTIAL USE**

- **Policy 6-1:** Residential development of moderate to high density should be located in close proximity to arterial roadways, available mass transit, and other community amenities, and should generally be located east of Pine Island Road, unless located adjacent to the S.R. 84/I-595 corridor, or I-75 interchanges.
- **Policy 6-2 :** Generally discourage plan amendments or use of flexibility provisions to increase residential densities or permit more intensive uses in areas west of Pine Island Road and south of SW 14 Street, unless located adjacent to the S.R. 84/I-595 corridor or I-75 interchanges.
- **Policy 6-3:** Residential and mixed-use developments designated as dashed-line areas on the Davie Future Land Use Plan map shall be subject to density and use restrictions as contained in the Dashed-Line Areas discussion under the Residential category in the Permitted Uses portion of the Implementation Section.
- **Policy 6-4:** The location of Special Residential Facilities in areas designated for Residential use is encouraged where such facilities are compatible with and complementary to the surrounding community.
- **Policy 6-5:** Special Residential Facilities, including, but not limited to, ACLF's, group homes and adult day care facilities, shall be designed for maximum compatibility with adjacent residential uses. The Town shall ensure maximum compatibility through the Special Permit and/or site plan review processes.
- **Policy 6-6:** The application of "flexibility units" and "reserve units" shall be in accordance with the provisions as contained in the Flexibility Units and Reserve Units discussions under the Residential category in the Permitted Uses portion of the Implementation Section.



- **Policy 6-7:** Offices and neighborhood retail sales of merchandise or services may be permitted in areas designated for Residential use, pursuant to the limitations and provisions contained in the Permitted Uses portion of the Implementation Section.

#### **POLICY GROUP 7: COMMERCIAL USE**

- **Policy 7-1:** The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.
- **Policy 7-2:** Zoning regulations for commercial development shall reflect consideration of the parcel size, capacity of the land to accommodate development, and market range, pursuant to the description on Types of Shopping Center Developments as contained under the Commercial category in the Permitted Uses portion of the Implementation Section.
- **Policy 7-3:** Zoning regulations shall provide for varying intensities of commercial development, and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.
- **Policy 7-4:** Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

#### **POLICY GROUP 8: COMMERCE/OFFICE USE**

- **Policy 8-1:** The Commerce/Office category shall provide for the suitable location of office complexes and multi-use developments in a campus-like setting consistent with policies directing the location of commercial and industrial land uses.

#### **POLICY GROUP 9: INDUSTRIAL AND EMPLOYMENT CENTER USE**

- **Policy 9-1:** The Industrial category shall provide for the development of diversified facilities necessary to promote strong economic and employment bases for the Town.
- **Policy 9-2:** The Town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.



- **Policy 9-3:** To maximize the Town's limited inventory of Industrial land, non-industrial development of land designated for Industrial use is discouraged and, therefore, is limited pursuant to the Permitted Uses portion of the Implementation Section.
- **Policy 9-4:** Industrial land uses shall be located with access to primary transportation facilities, particularly interstates, highways, rail corridors, commercial airports, and navigable waterways. Consistent with Policy 9-2, vacant land with such access shall be examined for potential industrial development.
- **Policy 9-5:** Zoning regulations shall address the impacts normally associated with industrial development, such as noise, vibration, air pollution, and solid/hazardous wastes.
- **Policy 9-6:** Application of the Employment Center land use designation shall be directed to lands located in close proximity to major transportation features, and is designed to promote tourist-oriented, high technology and service-based activities.

#### **POLICY GROUP 10: REGIONAL ACTIVITY CENTER USE**

**OBJECTIVE 10:** The Town shall maintain, and expand if appropriate, a Regional Activity Center (RAC) designation for the area between University Drive and the Florida Turnpike, and S.R. 84 and Griffin Road.

- **Policy 10-1:** The Regional Activity Center land use designation shall promote and encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for: educational facilities; a wide selection of housing types for all income ranges; shopping opportunities to meet the basic and expanded needs of students, residents, employees and visitors; research, training and other educational support uses; recreation; and, employment opportunities, including the use of mixed residential/nonresidential land uses. Accordingly, the RAC shall observe the following minimum and maximum levels of development:

864  
X10 nu  
RAC

	<u>Max. Intensity</u>	<u>Min. acreage (%)</u>	<u>Max. acreage (%)</u>
Residential	8,729 d.u.	560 acres (25%)	1120 acres (50%)
Commercial	3,432,528 s.f.	157 acres (0.7%)	450 acres (20%)
Industrial	8,529,000 s.f.	340 acres (15%)	680 acres (30%)
Recreation & OS	(does not apply)	13 acres (0.6%)	340 acres (15%)
Community Facility	12,388,500 s.f.	680 acres (30%)	1350 acres (60%)



- **Policy 10-2:** Expansion of the South Florida Education Center (SFEC) in a well-planned manner, compatible with adjacent land uses, should be encouraged within the RAC.
- **Policy 10-3:** The Town shall work with the SFEC schools and Broward County to develop alternative transportation modes within the RAC, including additional public transportation services, and paths for pedestrians, bicycles and horses that link downtown, the SFEC, existing pathways, and adjacent residential and employment centers.
- **Policy 10-4:** Affordable housing, including housing targeting SFEC Students and employees, shall be encouraged within the RAC.
- **Policy 10-5:** Mixed residential/nonresidential structures and developments receiving increases in density or intensity should be located near existing or future transit routes or alternative transportation corridors.
- **Policy 10-6:** Development activities within the RAC should stimulate quality redevelopment of businesses and dwellings, particularly development requests for increased density or intensity above that permitted by the existing zoning designations of land.
- **Policy 10-7:** Rezoning and variance requests within the RAC shall be evaluated against the comprehensive plan policies relating to the Regional Activity Center designation, and shall further the intent of the RAC, as expressed through plan policies contained herein. Applications for land use change and development within the redevelopment area portion of the RAC shall also be evaluated for consistency with the goals, objectives, policies and standards of the Chapter 163 redevelopment area plan.
- **Policy 10-8:** Compatibility of land uses within the RAC shall be supported by local land development regulations and plans to address the impacts of new development on existing land uses and residents, and by plans to improve community facilities and services.
- **Policy 10-9:** The maximum residential density within the RAC shall be 22 du/ac. Nonresidential intensity shall not exceed a building coverage ratio of 40 percent of net site area, and a height limit of 75 feet for inhabitable structures.
- **Policy 10-10:** New development or redevelopment involving parcels exceeding 25 acres in size, with the exception of land to be used for a community facilities, shall contain a mix of compatible uses which are also compatible with adjacent existing and planned uses. The amount of residential use within the development shall not comprise less than 10 percent, nor more



than 90 percent of the total gross floor area. A development need not incorporate residential use if it is planned to accommodate a balanced mix of at least 3 other types of principal uses from the following categories: retail/service; commercial entertainment; office; industrial an industrial research; educational and related research; cultural; recreation; lodging. Existing annexation agreements,, and existing or future court orders shall take precedence over these mixed-use development requirements.

- **Policy 10-11:** All new development within the RAC shall facilitate alternative modes of transportation to the automobile by providing at least one of the following features:
  - a. Incorporate safe, convenient paved pedestrian/recreational pathways and bicycle lock-up facilities connecting to an existing pedestrian network, key destinations, and/or transit stops.
  - b. Provide alternative modes of transportation for employees and/or facility users along with incentives for not utilizing automobiles for travel to the facility.
- **Policy 10-12:** All industrial development within wellfield zones of influence shall comply with the appropriate wellfield protection standards of Chapter 27, Article XIII of the Broward County Land Development Code.

#### **POLICY GROUP 11: RECREATION AND OPEN SPACE USE**

Abundant open space, including equestrian facilities, is a principal characteristic of The Town of Davie. Open space, equestrian trails and parks compliment the rural and western themes central to Davie's identity. Recreation and Open Space Policies, and land development regulations, are centered around the maintenance of open space and provision of recreation facilities.

- **Policy 11-1:** Regulations governing access to open spaces shall reflect the orientation of the site, and should consider the degree to which access may be permitted.
- **Policy 11-2:** The location and designation of lands for Recreation and Open Space use shall recognize the need for active and passive recreational facilities while preserving open spaces for aesthetic and environmental purposes.
- **Policy 11-3:** Development of unique natural areas shall focus on the resource orientation of the site.



## EXHIBIT "A"

### POLICY GROUP 10: REGIONAL ACTIVITY CENTER USE

- Policy 10.9: The maximum residential density within the RAC shall be 22 du/ac. Nonresidential intensity shall not exceed a building coverage ratio of 40 percent of net site area, and a height limit of 75 feet for inhabitable structures excluding the Regional Activity Center-Academical Village (RAC-AV) zoning district as defined in the Land Development Code. Within the RAC-AV zoning district the height limit for inhabitable structures shall be regulated by both the Comprehensive Plan and the Land Development Code.
- Policy 10-10: The RAC-AV zoning district, adopted to implement the RAC land use category, addresses compatibly with surrounding uses through setbacks, buffers, landscaping, and building placement. The review of development or redevelopment within the RAC-AV shall be consistent with Policy 10-8 above, the adopted RAC-AV land development regulations, and the following:
  - a. Within the RAC-AV zoning district, the maximum building height shall be 150 feet for buildings in the Mixed Use Area, generally located in the western portion of the Nova Southeastern University (NSU) campus; 125 feet in height for buildings in the University Area, generally located in the northern and eastern portions of the NSU campus; and 50 feet in height for buildings in the School Area, generally located in the south-central portion of the NSU campus.
  - b. All new development and redevelopment within the RAC-AV that exceeds a height of 50 feet will be reviewed by the Town for compatibility with adjacent existing and planned uses as part of the site plan process.
  - c. Any building adjacent to existing single-family neighborhoods shall not exceed 50 feet in height. If a parcel of land identified in the RAC-AV district is directly adjacent to a natural or man made feature 50 feet or greater in width it shall not be considered adjacent for the purpose of this policy.



## EXHIBIT "A"

### FUTURE LAND USE ELEMENT

#### POLICY GROUP 10: REGIONAL ACTIVITY CENTER USE

OBJECTIVE 10: The Town shall maintain, and expand if appropriate, a Regional Activity Center (RAC) designation for the area between University Drive and the Florida Turnpike, and S.R. 84 and Griffin Road.

Policy 10-13: The Town of Davie RAC, described in Objective 10, is hereby designated as a Chapter 380 Regional Activity Center under Section 380.06(2)(e), F.S. and as a geographic area suitable for the application of increased development of regional impact thresholds for office, retail and other uses that may be amended under Section 380.0651, F.S.

Policy 10-14: Parcels utilizing the increased DRI thresholds shall undergo review for local impacts by the Town at the time of application review. Any residential development utilizing the increased DRI thresholds shall be required to provide an affordable housing component which meets or exceeds standards established by the Town.



- **Policy 11-4:** Land development regulations shall contain requirements for the preservation of open space in developments, to enhance the working and living environment.
- **Policy 11-5:** The location and development of parks and recreational facilities shall be compatible with the demands and needs as expressed by the Davie population, and shall consists of a minimum of ten (10) acres for every 1,000 existing and projected permanent residents, pursuant to Policy 1.1-1 of the Recreation, Open Space and Conservation Element of this Plan.
- **Policy 11-6:** Town shall continue to maintain and implement, through the Open Space Program and land development regulations, a network depicting bicycle, equestrian and pedestrian pathways and accessory facilities, such as horse hitching posts and bicycle racks.
- **Policy 11-7:** Acquisition and development of land for recreational pathways, including bikepaths, equestrian paths and pedestrian paths, shall be consistent with the Trail System of the Open Space Program.
- **Policy 11-8:** The Open Space Program shall consider lands containing unique natural features and environmental characteristics in setting priorities for land acquisition.

#### **POLICY GROUP 12: CONSERVATION USE**

- **Policy 12-1:** The Conservation category shall be used to preserve and protect lands that have been identified as environmentally sensitive or ecologically significant, and that promote the restoration of the Everglades system.
- **Policy 12-2:** Land development regulations shall encourage the acquisition or reservation of significant natural, historical and archaeological sites for the future enjoyment, education and benefit of the Town.
- **Policy 12-3:** The Town shall identify, preserve and protect prime aquifer and groundwater recharge areas.
- **Policy 12-4:** The Town shall protect and conserve areas known as reproduction, feeding and nesting areas for identified endangered or threatened species or species of special concern.
- **Policy 12-5:** The Town shall protect and conserve areas known to contain plant species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Affairs.



- **Policy 12-6:** Adopted land development regulations shall promote and encourage the concept of xeriscape in landscaping.
- **Policy 12-7:** The Town shall protect the minimal seasonal flows and levels of surface watercourses, as established by the South Florida Water Management District or other agency under its authority.

### **POLICY GROUP 13: COMMUNITY FACILITIES USE**

- **Policy 13-1:** The Community Facilities category shall provide for the development of a wide range of activity centers necessary to satisfy the demands of the existing and future Town populations.
- **Policy 13-2:** Community Facilities may be permitted in land use categories other than the Community Facilities category, provided such development is compatible with and does not adversely affect the development of the surrounding land for designated purposes.
- **Policy 13-3:** The location of regional community facilities should be encouraged, as appropriate, in close proximity to primary transportation facilities and in areas where such uses are complementary to surrounding existing and planned uses.

### **POLICY GROUP 14: UTILITIES USE:**

**OBJECTIVE 14:** The reservation of lands for utilities purposes shall be consistent with the projected needs as outlined in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan.

- **Policy 14-1:** To facilitate the growing needs of the Town, utilities facilities may be permitted in land use categories other than the Utilities category, provided such development is compatible with and does not adversely affect the development of the surrounding land for designated purposes.

### **POLICY GROUP 15: TRANSPORTATION USE AND ACCESS**

**OBJECTIVE 15:** Ensure that adequate rights-of-way are secured to accommodate the existing and future needs of the Town of Davie.

- **Policy 15-1:** The designation of lands for Transportation purposes shall insure the preservation of transportation corridors and acquisition of rights-of-way necessary to address future needs.



- **Policy 15-2:** Adopted land development regulations shall incorporate provisions that address access to roadway facilities, on-site traffic circulation, and off-street parking for commercial development. Such regulations shall generally discourage commercial access to local roadways that directly serve low and medium-density residences.
- **Policy 15-3:** Land development regulations shall address and control access to the regional roadway network as depicted on the Broward County Trafficways Plan.
- **Policy 15-4:** Land development regulations shall provide for adequate, convenient and safe on-site circulation and off-street parking facilities.
- **Policy 15-5:** Adopt a local right-of-way map by March, 1999, and maintain and implement the map thereafter.
- **Policy 15-6:** Rights-of-way necessary to satisfy the requirements of the Broward County Trafficways Plan shall be conveyed to the public at the time of plat recordation.
- **Policy 15-7:** Rights-of-way necessary to satisfy the road requirements of the Town shall be conveyed to the Town in conjunction with the issuance of a development permit.
- **Policy 15-8:** The Town shall not issue development permits for construction within transportation corridors identified on the Broward County Trafficways Plan except in conformance with the Transportation land use category.

**OBJECTIVE 16:**      **COMPATIBILITY OF LAND USE AND DEVELOPMENT WITH AIRPORTS**

Identify and reduce incompatible land uses adjacent to existing and proposed airport/heliport facilities.

- **Policy 16-1:** Areas surrounding existing and proposed airports/heliports shall be planned to promote compatible land uses consistent with the affected elements of the Comprehensive Plan.
- **Policy 16-2:** Within areas surrounding existing or committed airports/heliports, the Town shall not issue development permits for land uses or structures that are incompatible with airport/heliport uses, pursuant to the Development Review Requirements subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.



- **Policy 16-3:** The recommendations of adopted Part 150 Study Technical Reports shall be taken under consideration during land use decisions affecting airports/heliports and their adjacent areas.
- **Policy 16-4:** The Town shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft corridors.

**OBJECTIVE 17:**      **LAND USE COMPATIBILITY AND COMMUNITY APPEARANCE**

Comprehensive Plan policies and land development regulations shall continue to encourage preservation, enhancement and maintenance of the Town's semi-rural character and western themed downtown business district. elimination of land uses found to be inconsistent with the character of the community and prevention of future incompatible uses.

- **Policy 17-1:** Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.
- **Policy 17-2:** No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.
- **Policy 17-3:** Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.
- **Policy 17-4:** Land development regulations shall address the size, quantity, location and character of on-premises and off-premises signs, to promote community aesthetics and protect the health, safety and welfare of Town residents. The Town shall evaluate and revise the sign regulations as necessary to provide for the elimination of existing signage that is inconsistent with the community character.
- **Policy 17-5:** Land development regulations shall provide for the eventual phasing out of non-conforming uses.
- **Policy 17-6:** Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.
- **Policy 17-7:** Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.
- **Policy 17-8:** The Town shall use mechanisms such as code enforcement, Safe Neighborhoods District/neighborhood improvement districts, and public information programs to encourage maintenance of existing residential communities and residential structures.



## EXHIBIT "A"

### **OBJECTIVE 17: LAND USE COMPATIBILITY AND COMMUNITY APPEARANCE**

Comprehensive Plan policies and land development regulations shall continue to encourage preservation, enhancement and maintenance of the Town's semi-rural character, rural/equestrian lifestyle and western themed downtown business district. The Town shall encourage elimination of land uses found to be inconsistent with the character of the community and prevention of future incompatible uses.

- **Policy 17-10:** The Town shall preserve the environment and character of rural areas using creative land use and planning techniques.
- **Policy 17-11:** The Town shall establish the following Rural Lifestyle Regulations to further the existing rural lifestyle and equestrian lifestyle of the Town:
  - a. Scenic Corridor Overlay District – The Town shall establish a Scenic Corridor Overlay District and adopt land development regulations to address landscape requirements and the visual encroachment of buildings and structures along the scenic corridors.
  - b. Rural Lifestyle Development Regulations – The Town shall establish zoning regulations to ensure that development is compatible with the surrounding land uses and maintains and enhances the rural character of the Town.
  - c. Site Design Regulations – The Town shall establish design standards for residential development in the three residential zones (AG, A-1 and R-1) applicable to the Rural Lifestyle Initiative.



- **Policy 17- 9:** The Town shall maintain or enhance its western theme district and accompanying regulations and design standards.

**OBJECTIVE 18:**      **MIXED USE DEVELOPMENT**

The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

- **Policy 18 -1:** The Town should encourage mixed-use developments, including residential/commercial mixes, in its downtown area to support downtown businesses and provide additional housing opportunities for students of the nearby colleges and universities. The Town should utilize the flexibility provisions of the Broward County Land Use Plan towards this end.

**OBJECTIVE 19:**      **COMMUNITY REDEVELOPMENT**

The Town shall explore and implement economic incentive programs to facilitate the redevelopment of blighted areas.

- **Policy 19-1:** The Town shall encourage code compliance through code enforcement efforts.
- **Policy 19-2:** The Town shall utilize Federal, state and local programs, such as community development block grants and low-interest loan programs, to the greatest extent possible.
- **Policy 19-3:** Mixed-use residential/commercial development and redevelopment should be encouraged in downtown Davie.

**OBJECTIVE 20:**      **INTERGOVERNMENTAL COORDINATION**

The Town shall promote intergovernmental coordination and public participation in planning efforts.

- **Policy 20-1:** The Town shall consider adjacent land uses in neighboring communities in evaluating changes in land use.
- **Policy 20-2:** The Town shall comply with the procedural requirements of Chapter 163, Florida Statutes, as amended from time to time, in processing amendments to the Comprehensive Plan.
- **Policy 20-3:** The Town shall encourage the informal mediation of conflicts and promote the resolution of differences in an expeditious fashion.



- Policy 20-4: Public participation mechanisms shall maximize the opportunity for input during the planning process.

#### OBJECTIVE 21

#### POPULATION PROJECTIONS

Amendments to the Future Land Use Element shall be consistent with the adopted populations projections contained herein.

- Policy 21-1: During each EAR process, the Town shall evaluate the Future Land Use Element for consistency with updated population projections, and shall further amend the Element as necessary to guide future land use decisions based upon the updated population projections.

#### OBJECTIVE 22:

#### NEIGHBORHOOD AND CORRIDOR PLANNING

Prepare, and present to the Town Council, at least one (1) small-area or corridor plan per year for Council endorsement/adoption.

- Policy 22-1: By January, 1998, designate and prioritize those areas for which small-area plans will be prepared, with Town Council concurrence.
- Policy 22-2: Prepare the first small area plan by February, 1999.

#### OBJECTIVE 23:

#### PLANNING STUDIES TO BE COMPLETED

Complete the following studies, resulting from the 1995 Evaluation and Appraisal Report, within the time frames indicated below:

- Study #1: By August, 1998, study and make recommendations, as necessary, regarding the need to incorporate an economic development section into the Future Land Use Element of the Comprehensive Plan.
- Study #2: By August, 1998, initiate amendments to the Comprehensive Plan and Future Land Use Map, if deemed necessary after study, to include land use categories consistent with the existing land use designations of unincorporated lands contiguous to the southern boundary of the Town.
- Study #3: By August, 1998, coordinate with appropriate agencies to analyze and make recommendations, as necessary, concerning the accuracy of population projections for the Town.
- Study #4: By August, 1998, study and make recommendations, as appropriate, on the feasibility and desirability of extending the traffic concurrency exception area.



- **Study #5:** By August, 1999, study and make recommendations, as necessary, regarding the distribution and compatibility of adjacent land uses, particularly in light of changing conditions, and of the success of currently available land use categories. In addition to general examination, specific attention should be given to the location and siting of communication apparatus, school location and siting, and the current land use designations of land areas proximate to existing, planned or programmed major transportation corridors.

**GOAL 2:** Direct growth to identified Urban Development areas within Davie in order to discourage urban sprawl, reduce development pressures on rural lands, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential and cultural activities.

**OBJECTIVE 24:** Identify urban redevelopment area(s) within Davie containing residential and non-residential uses, such as office, retail and community facility uses where public services and facilities are in place.

- **Policy 24-1:** Criteria and definitions for identifying urban redevelopment area(s) in Davie shall be established with the Future Land Use element of the Davie Land Use Plan.
- **Policy 24-2:** Geographical boundaries of established urban redevelopment area(s) shall be defined as depicted within the Future Davie Land Use Plan Series.

**OBJECTIVE 25:** Establish criteria which encourage development within urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize use of existing public facilities and services.

- **Policy 25-1:** Continue to seek Community Development Block Grant money to provide low interest loans for housing rehabilitation to home owners in the identified urban redevelopment area(s) within Davie.
- **Policy 25-2:** Promote conservation and rehabilitation of existing housing in the identified urban redevelopment area(s) within Davie, to improve the quality of life, through continued efforts of the Davie Community Redevelopment Agency, code enforcement, and community awareness efforts.
- **Policy 25-3:** Promote the construction of new housing units within the identified redevelopment area(s) within Davie through the continued efforts of the Davie Community Redevelopment Agency to qualify for and obtain CDBG funding for new efficient affordable housing units.



- Policy 25-4: Designated urban redevelopment area(s) shall be excepted from transportation facilities concurrency requirements consistent with Chapter 163.3180(5)(b), Florida Statutes.
- Policy 25-5: Integrated transportation systems, mass transit, facilities, bikeways and pedestrian corridors should be encouraged to serve urban redevelopment area(s) to reduce reliance upon automobile travel.
- Policy 25-6: The Davie Comprehensive Plan shall establish standards and motoring procedures for the expansion of mass transit, pedestrian travel and other forms of non-automobile travel within urban redevelopment area(s).
- Policy 25-7: Provide for transportation concurrency exceptions within the established urban redevelopment area(s) within Davie to all land uses and developments through the granting of Development Orders in the absence of compliance with the Town's and County's concurrency monitoring system, provided the development is consistent with all other relevant sections of the Town's codes, ordinances and regulations.
- Policy 25-8: Designated urban redevelopment area(s) must contain residential and non-residential uses, such as office, retail and community facility uses, and must be identified on the Davie Land Use Plan Map Series consistent with the following criteria:
  - 1) Where any two areas meeting the criteria for designation as urban redevelopment area(s) are contiguous, they may be combined on the Davie Land Use Plan Map Series as one distinct geographical area for the purposes of permitting development pursuant to the goals, objectives and policies of the plan.
  - 2) Designated areas may be expanded by an amendment to the Davie Land Use Plan provided that the proposed areas meet the criteria set forth below:
    - a) The boundaries and approximate acreage of the area must be identified.
    - b) Public facilities and services such as sewage treatment systems, schools, and recreation areas must be in place.
    - c) There must be availability of transportation facilities and mass transit service within a quarter mile of all areas, providing a headway of thirty minutes or less, and available at least 5 days a week.
    - d) There must be an analysis considering the impact of the urban redevelopment area on the Florida Intrastate Highway System



and considering policies / programs to encourage alternatives to automobile travel on the Florida Intrastate Highway System such as, but not limited to, expansion of capacity and ridership on the Tri-Rail including expanded feeder bus service, expansion of bus service, creation of transportation management associations, the provision of local transit service within designated areas such as "trolleys", and / or improvement of pedestrian access to transit passenger facilities.

e) The area must be over 80% built-out, regularly served by mass transit and the subject of a locally approved revitalization / redevelopment plan.

f) Alternatively, in addition to meeting criteria a-e above, the area may be a designated Community Redevelopment Area.

**OBJECTIVE 26:** The Town shall review development applications within the established urban redevelopment area(s) as to their impact on the local, county, state and Florida Intrastate Highway System so as to encourage alternatives to automobile travel.

- **Policy 26-1:** The Town shall establish development strategies for the established urban redevelopment area(s) which will encourage the use of safe and convenient access to public transit terminals, sidewalks, boardwalks, and public parking areas.
- **Policy 26-2:** The Town shall coordinate its strategies for automobile travel alternatives with the plans and programs of Broward County, the Florida DOT, and appropriate state plans and statutes. A designated Town representative shall interface with the above agencies to coordinate transportation planning alternatives on an annual or more frequent basis as necessary.

**POLICY GROUP 27: SCHOOL SITING:**

- **Policy 27-1:** The Town shall continue to permit public schools, which are classified by this Plan as a type of community facility, in the following land use categories:
  - a. Residential
  - b. Rural Ranches
  - c. Residential/Office
  - d. Commercial
  - e. Commerce/Office
  - f. Employment Center
  - g. Industrial
  - h. Regional Activity Center
  - i. Community Facilities
- **Policy 27-2:** The Town will utilize the following Broward County School



Board land area guidelines for individual school facilities:

- a. elementary school: 12 acres
- b. middle school: 20 acres
- c. high school: 45 acres

• Policy 27-3: Collocation of public schools with other community facilities shall be considered when:

- a. New or replacement schools are funded in the School Board's Capital Budget and are adjacent to other existing public facilities;
- b. New facilities are funded in the Town's Capital Improvement Element and can be located adjacent to public schools; and/or
- c. Joint use projects are created and implemented.

• Policy 27-4: The Town will encourage the collocation of public facilities such as libraries, parks and community centers with public schools to the extent practical and financially feasible. The following criteria shall be considered for collocating public schools and public facilities:

- a. Availability of vacant land of suitable size and dimensions for the collocated public uses;
- b. Compatibility of the collocated public uses with the adjacent land uses (ex: noise, odors, glare, debris, dust, traffic, high voltage transmission lines etc.) and the compatibility of the collocated public uses' future land use designation(s) with the future land use designations of adjacent areas;
- c. Availability of infrastructure, public services (ie: roadways, public transit, potable water, sanitary sewer, drainage, and aquifer recharge) and utilities (electricity, gas, etc.);
- d. Environmental limitations (ex: wetlands, uplands, soil conditions, contaminated sites, potential brownfield sites, etc.);
- f. Proximity to residential areas, particularly urban residential areas, and areas of very low, low and moderate income housing; and
- e. Access approaches, including roadways, public transit, bikeways, recreational trails and pedestrianways;
- g. Demographic base for purposes of encouraging diversity.

• Policy 27-5: The Town shall incorporate provisions in the Land Development Code requiring new development, located adjacent to an existing or planned public school site, to incorporate features such as walls, solid hedges or increased setbacks where such use would be incompatible with the public school.

• Policy 27-6: The Town shall incorporate provisions in the Land



Development Code which provide for safe pedestrian and bicycle access to schools.



## Future Land Use Plan: Monitoring and Evaluation

The Town of Davie Planning and Zoning Board, as designated Local Planning Agency, is responsible for the preparation and implementation of the Comprehensive Plan. The LPA shall establish a program and procedures for monitoring and evaluating Plan implementation, to facilitate compliance with the five-year Evaluation and Appraisal Report requirement. At a minimum, the Town shall update base data and information, analyze the major problems encountered during the review period, and assess the success (or failure) of the Plan to address these problems, and evaluate objectives as compared with actual results.

The Town is limited as to the number of annual amendments to the Future Land Use Plan map that can be processed. Pursuant to Section 163.3187(1), amendments may be processed not more than two times during any calendar year, except in the case of small-scale amendments or an emergency. The statute further describes an "emergency" as "any occurrence of threat thereof whether accidental or natural, caused by man, in war or peace, which results or may result in substantial injury or harm to the population or substantial damage to or loss of property or public funds." Developments of Regional Impact (DRIs) are exempt from the processing limitation. Insofar as the Town Future Land Use Plan must be certified and recertified, for each amendment thereto, by the Broward County Planning Council, the Town shall also abide by the regulations established by that agency for the processing of amendments to the Plan.

The Town shall continuously monitor the cumulative effects of Future Land Use Plan amendments, rezonings, and other land development regulations to determine the consistency with Comprehensive Plan goals, objectives, and policies. Evaluation measures for the Future Land Use Element are presented below.

1. Ensure that all amendments to the land development regulations are consistent with this comprehensive plan.
2. Monitor development patterns, rezonings and amendments to the Future Land Use Plan map to evaluate the distribution, densities and intensities of land uses subject to development and ensure that development is consistent with permitted uses, densities, intensities, objectives and policies established herein.
3. Monitor nonconforming uses in order to expedite their elimination or minimize their impact through buffering, etc. where inconsistent with the character of the community or incompatible with adjacent uses.
4. Monitor and influence the availability of grants, programs and planning techniques/opportunities (ex: changes in Broward County flexibility provisions) for community development purposes.
5. Monitor the rezoning and development of residential lands to insure development that is consistent with the Permitted Uses and Densities Monitor land



use decisions in neighboring jurisdictions for their effect on the Town. Conversely, consider the impact that Town land use decisions may have on neighboring jurisdictions, while providing opportunities for extra-jurisdictional public participation in land use decisions.

6. Monitor the rezoning and development of commercial lands to insure development that is consistent with the Permitted Uses and Densities. Monitor progress in completing and implementing the studies and small area plans recommended herein.

7. Monitor development and aesthetic qualities of development as compared to the community character the Town wishes to maintain.

8. Monitor and record the impact of development applications within the established urban redevelopment areas on the local, county and state transportation network.



# **Future Land Use Plan: Plan Implementation**

## **Permitted Uses and Densities in Future Land Use Plan Categories**

This section identifies those uses permitted in the categories shown on the Davie Future Land Use Plan map and contained within this Plan. Zoning as to permitted uses and densities shall be in compliance with the uses enumerated in this section and the Davie Future Land Use Plan map designations. It should be noted that the Town Land Development Regulations, including the zoning ordinance, may further restrict permitted uses. The permitted uses outlined in this section include the potential uses that may be permitted by the Town's zoning ordinance.

Areas designated on the Davie Future Land Use Plan map generally follow property ownership lines, geographic boundaries such as canals, and road rights-of-way. Zoning regulations may permit any or all of the uses enumerated within each category; however, all uses shall be in compliance with the permitted uses and densities of the applicable category. Uses may be permitted outright, or subject to special conditions or exceptions. All land use categories shall permit local roads, water and wastewater lines and electricity distribution lines designed to serve the individual development only.

### **RESIDENTIAL LAND USE CATEGORY**

The Residential land use category is primarily designed to accommodate dwellings, and may include complementary uses supportive of and integral to dwellings.

The permitted uses of the Residential category include the following:

1. Dwelling units, subject to the density limits shown on the Davie Future Land Use Plan map for the particular parcel.
2. Home occupations and other uses accessory to a dwelling unit.
3. Hotels, motels, and similar lodging. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for Residential use is double the maximum number of dwelling units permitted by the Davie Future Land Use Plan map designation.
4. Parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.
5. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers,



governmental administration, police and fire protection facilities, libraries, and civic centers.

6. Public and private utilities, provided such use does not preclude or adversely affect the future use of the surrounding area for residential purposes. Permitted utilities shall not include power plants, power plant substations, and transmission facilities.
7. Communication facilities, provided such uses do not preclude or adversely affect the future use of the surrounding area for residential purposes.
8. Agriculture.
9. Office and/or retail sales of merchandise or services, subject to the following limitations and provisions:
  - a. No more than a total of five percent (5%) of the area designated for residential use on the Davie Future Land Use Plan map within a flexibility zone may be used for offices and/or retail sales of merchandise or services.
  - b. No added contiguous area used for offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
  - c. Use of "commercial flexibility" is subject to a compatibility review by Broward County as provided by paragraph "g" under "Residential Density", below.
  - d. Regardless of the constraints of a. and b. and c. above, space within residential buildings in areas designated for density of at least 25 units per acre may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purposes.
  - e. Regardless of the constraints of a. b. and c. above, space within residential buildings in areas designated for density of at least 16 units per acre may be used for offices, as long as no more than 50% of the floor area is used for offices.
10. Recreational vehicle park sites in the Residential (10), (16) and (22) density ranges. The maximum number of recreational vehicle park sites permitted is:
  - a. Equal the maximum number of dwelling units designated for that parcel on the Davie Future Land Use Plan map if the permanent location of recreational vehicles on the site is permitted; or
  - b. Double the maximum number of dwelling units designated for that parcel on the Davie Future Land Use Plan map if the permanent location of recreational vehicles on the site is prohibited.



11. Special Residential Facilities; subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the Davie Future Land Use Plan map; and, if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the "Administrative Rules Document" of the Broward County Planning Council.

Density Provisions:

- a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
- c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

**Residential Density**

- a. Density Standards. Residential areas are shown on the Davie Future Land Use Plan map according to six ranges of density:
  - Residential (1) permits up to one (1) dwelling unit per gross acre.
  - Residential (3) permits up to three (3) dwelling units per gross acre.
  - Residential (5) permits up to five (5) dwelling units per gross acre.
  - Residential (10) permits up to ten (10) dwelling units per gross acre.
  - Residential (16) permits up to sixteen (16) dwelling units per gross acre.
  - Residential (22) permits up to twenty-two (22) dwelling units per gross acre.
  - Special Classification permits the maximum density per gross acre as depicted on the Future Land Use Plan Map for the particular parcel.

Other land use categories and land uses are subject to density standards as follows:

- Residential development within the Agriculture land use category is subject to the density standards and provisions contained within the Agriculture land use category of the Permitted Uses subsection.



- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
- Recreational vehicle sites are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
- Hotels, motels and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.

- b. Density Calculation. All references to density within the Davie Future Land Use Plan means gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Davie Future Land Use Plan.

Calculations of acreage covered by different land use categories on the Davie Future Land Use Plan map will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing boundaries, edges should be construed to follow those boundaries. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land. The New River and the rivers and canals of the primary drainage system as identified within this plan shall not, however, be construed as having credit towards residential density.

- c. Arrangement of Dwelling Units. The arrangement or distribution of dwelling units on a particular parcel of land is subject to the Town's Zoning and other Land Development Regulations.
- d. Dashed-Line Areas. Selected parcels are identified on the Davie Future Land Use Plan map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears within the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line area. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.
- e. Flexibility Units. "Flexibility units" mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the Davie Future Land Use Plan map, as certified.

Since the certified Davie Future Land Use Plan map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may be utilized by the Town to rearrange residential densities. This



rearrangement of densities is accomplished within "flexibility zones", as depicted in this plan. The boundaries of and rules governing the rearrangement of densities therein are pursuant to the Broward County Planning Council's "Administrative Rules Document". However, the total number of dwelling units within any flexibility zone as shown on the Davie Future Land Use Plan map shall not exceed the total number of dwelling units within the corresponding flexibility zone as shown on the Future Broward County Land Use Plan Map (Series). Assignment of flexibility units is subject to the requirements of paragraph "g", below.

- f. Reserve Units. "Reserve units" mean additional permitted dwelling units equal up to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series). Allocation of reserve units will be administered within "flexibility zones" and not require amendment of the Davie Future Land Use Plan. The boundaries of and rules governing the rearrangement of densities therein are pursuant to the Broward County Planning Council's "Administrative Rules Document". The number of reserve units assigned to a parcel designated for residential use on the Davie Future Land Use Plan map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the Davie Future Land Use Plan map. However, the Davie Future Land Use Plan map, zoning, and other applicable Land Development Regulations shall not permit any density higher than fifty (50) dwelling units per gross acre. Assignment of residential reserve units is subject to the requirements of paragraph "g", below.
- g. Utilization of the Broward County Land Use Plan "Flexibility Rules" shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered. Allocations of "flexibility" for "affordable housing" or "special residential facilities", or within "urban infill, urban redevelopment and downtown revitalization areas", shall be exempt from this policy.



## SPECIAL RESIDENTIAL FACILITIES

Special Residential Facilities such as group homes, foster care facilities and life care facilities, are not specifically designated on the Davie Future Land Use Plan map as a separate category, but may be permitted, subject to conditions, in areas designated the following: Residential, Commercial, Office Park, Agricultural, and Community Facilities. See the specific land use category for applicable conditions. It is preferable that such residential facilities be included within residential neighborhoods. The Town may allow a maximum of one hundred (100) "bonus" sleeping rooms, consistent with Broward County Ordinance No. 85-92, that are permanently dedicated to Special Residential use without allocating density.

Special Residential Facility, Category (1): a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home, and may accommodate the elderly, dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or others. There may be more than one kitchen within the housing facility; there may be more than one Category (1) facility on a parcel.

Special Residential Facility, Category (2): a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. There may be more than one kitchen within the housing facility; there may be more than one Category (2) facility on a parcel.

Special Residential Facility, Category (3):

- a. Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or,
- b. Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or,
- c. Governmentally subsidized housing facilities entirely devoted to the care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or,
- d. Any not-for-profit housing facility for unrelated elderly individuals; or,
- e. Any housing facility which provides a life-care environment, including, but not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.



## COMMERCIAL LAND USE CATEGORY

The Commercial land use category provides for business, office, retail, service and other related commercial uses which are necessary to accommodate Davie's population.

The permitted uses of the Commercial category include the following:

1. Retail uses and personal services.
2. Office and business uses.
3. Wholesale, storage, light fabricating and warehouse uses.
4. Hotels, motels, and similar lodging.
5. Recreation and open space, cemeteries, and commercial recreation uses.
6. Community facilities and utilities, provided such uses do not preclude or adversely affect the future use of the surrounding area for commercial purposes.
7. a. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council.
- b. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
8. Non-residential agricultural uses.
9. Residential uses are permitted in the same structure as a commercial use provided that flexibility or reserve units are applied to the parcel; and:
  - a. The residential floor area does not exceed 50% of the total floor area of the building; or
  - b. The first floor is totally confined to commercial uses.



- c. For parcels 5 acres in size or less, free standing multi-family residential uses are permitted; within areas designated as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas, free standing multi-family residential uses are permitted on parcels 10 acres in size or less; and/or
  - d. For mixed commercial/residential developments greater than 5 acres in size (or 10 acres within areas designated as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas) free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development;
  - e. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.
10. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the Town's Land Development Regulations, or twenty (20) sites per gross acre if such permanent location is prohibited by the Town's Land Development Regulations; subject to allocation by the Town of available flexibility or reserve units.
11. Transportation and communications facilities.

Types of Shopping Center Developments. Shopping centers are usually categorized according to land size, service area and total leasable area, and are referred herein as Neighborhood, Community and Regional shopping centers.

Neighborhood Shopping Centers typically range from 30,000 to 100,000 square feet of gross leasable area for the sale of convenience goods (food, drugs, and sundries) and personal services which meet the daily needs of an immediate neighborhood. Neighborhood shopping centers range in area from approximately 3 to 10 acres and generally require a minimum market support population ranging from 2,500 to 40,000 people.

Community Shopping Centers typically range from approximately 100,000 to 300,000 square feet of gross leasable area and is generally built around one or more junior department store(s), variety store(s) or "big-box" specialty store(s) and supermarket as the major tenants. Community shopping centers typically range in area from approximately 10 to 30 acres and serve trade areas ranging from an estimated 40,000 to 150,000 people.



Regional Shopping Centers typically range from approximately 300,000 to 1,000,000 square feet or more of gross leasable area and provides a full range of shopping goods, general merchandise, apparel, furniture and home furnishings. Such center is usually built around a full-line department store(s) as the major drawing power. Regional shopping centers are approximately 30 acres in size or larger, and generally require a minimum market support population in excess of 150,000 people and a trade area extending 10 to 16 miles or more modified by such factors as competitive facilities and travel time over access highways.



## RESIDENTIAL/OFFICE LAND USE CATEGORY

The Residential/Office category accommodates residential and limited non-residential uses for application in areas where a transition is appropriate.

The permitted uses of the Residential/Office category include the following:

1. Residential dwelling units at a maximum density of five (5) units per acre
2. Home occupations and accessory uses
3. Professional and business offices constructed and maintained to resemble a residential structure.
4. Community Facilities
5. Agriculture
6. Public and private utilities, provided such use does not preclude or adversely affect the future use of the surrounding area for residential/office purposes. Permitted utilities shall not include power plants, power plant substations, and transmission facilities.

## COMMERCE/OFFICE LAND USE CATEGORY

The Commerce/Office category is designed to encourage the development of commerce activities and offices for administrative, professional and business purposes in a campus-like setting. While the primary intent of this category is to provide employment generators, a limited amount of area may be devoted to employee services.

The permitted uses of the Commerce/Office category include the following:

1. Professional, business and financial offices and institutions.
2. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
3. Restaurants, retail establishments and personal services which shall not consume more than 20 percent of the gross floor area of any single development.
4. Facilities for light fabrication which are operated entirely within an enclosed structure.
5. Wholesale, storage and warehouse uses.
6. Agriculture, until the area is converted to an urban use.



7. Sales and display of automobiles, automotive products.
8. Utilities, not including sanitary landfills, and provided such uses do not preclude or adversely affect the future use of the surrounding area for Commerce/Office purposes.
9. Recreation and Open Space and Community Facilities, provided such uses do not preclude or adversely affect the future use of the surrounding area for Commerce/Office purposes.
10. Communications facilities.
11. Hotels, motels, or similar lodging.

### INDUSTRIAL LAND USE CATEGORY

The purpose of the Industrial category is to promote the development of a variety of industrial uses, including employment and business centers, that enhance and expand the economic base of the Town.

The permitted uses of the Industrial category include the following:

1. Light and heavy industrial.
2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
3. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
4. Office uses.
5. Transportation and communication facilities.
6. Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Community facilities and utilities, provided such uses do not preclude or adversely affect the future use of the surrounding area for industrial purposes.
8. Non-residential agricultural uses.
9. Ancillary commercial uses within buildings devoted to primary industrial uses.



10. Wholesaling uses.

11. The following uses may also be permitted with assignment of "commercial flexibility," subject to the requirement for a Broward County compatibility determination consistent with paragraph "g" under "Residential Density" in this Plan Implementation Section, as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Davie Future Land Use Plan map within a flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for industrial uses:

- a. Commercial and retail business uses.
- b. Hotel, motel and similar lodging.

**EMPLOYMENT CENTER LAND USE CATEGORY**

The purpose of the Employment Center category is to encourage non-residential development, compatible with residential and other less intensive land uses, and which would support the tourist-oriented segment of the economy as well as high technology and service-based activities.

The permitted uses of the Employment Center category include the following:

1. Principal Uses:

- a. light manufacturing
- b. office uses
- c. research and assembly
- d. hotels, motels, and similar lodging
- e. restaurants and personal services
- f. community facilities
- g. communication facilities
- h. non-residential agricultural uses
- i. Residential uses are permitted without the need to amend the local land use plan map, provided that the local government entity applies flexibility or reserve units to the parcel in the following manner:

(1) For parcels 5 acres in size or less, free standing multi-family residential uses are permitted subject to a Broward County compatibility determination; within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas, free standing multi-family residential uses are permitted on parcels 10 acres in size or less.

(2) For mixed use developments greater than 5 acres in size (or 10



acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization areas), free-standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas) or 40% of the total gross acreage of the employment center designated parcel, whichever is greater, and that the entire mixed use development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development. Use of "flexibility" provisions may be subject to a compatibility determination, as discussed under "Residential Density," paragraph "g" of this Plan Implementation Section.

2. Accessory Uses (Limited to less than fifty percent [50%] of the site):
  - a. transportation and utilities, provided such uses do not preclude or adversely affect the future use of the surrounding area for employment center purposes
  - b. storage
  - c. retail within buildings devoted to principal uses
  - d. recreation and open space uses
3. Commercial and retail business uses may also be permitted by assignment of "commercial flexibility" with the requirement for a Broward County compatibility determination consistent with paragraph "g" under "Residential Density" of this Plan Implementation Section. As long as the total area of these uses does not consume more than 20 percent of the employment center land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for employment center use.

## **REGIONAL ACTIVITY CENTERS**

The Regional Activity Center land use category is intended to encourage development or redevelopment of regional significance. This category is to facilitate mixed use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. For an area to qualify as a Regional Activity Center, the following criteria must be met:

1. The Regional Activity Center land use category shall not be approved where other land use designations provide sufficient flexibility for the existing or proposed land uses.



2. The density and intensity of land uses permitted within each Regional Activity Center shall be specified within the Davie Future Land Use Plan.
3. Regional Activity Centers shall include mixed land uses of regional significance.
4. Regional Activity Centers shall either be the subject of an Areawide Development of Regional Impact, or provide direct access to existing or proposed airports, ports and rail mass transportation facilities.
5. Each Regional Activity Center shall be a defined geographical area, delineated on the Davie Future Land Use Plan map.

#### **RURAL RANCHES LAND USE CATEGORY**

Areas are designated Rural Ranches on the Future Broward County Land Use Plan Map (series) to protect the semi-rural character and life-style of existing low density rural ranch areas. Rural ranch areas are characterized by residential estates, horse ranches and agricultural uses. The maximum permitted density within this category is one unit per two and one half gross acres or one unit per two net acres. Limited community facility and utility uses are permitted for the purposes of serving the rural ranch communities. Application of flexibility/reserve units and commercial flexibility is not permitted within areas designated Rural Ranches. Due to the replacement of the Agricultural designation with the Rural Ranches designation, the permitted uses and policies associated with the Rural Ranches designation shall apply to parcels designated Agricultural on the Town of Davie Future Land Use Plan Map until such parcels are redesignated.

Uses Permitted in areas designated Rural Ranches are as follows:

1. A maximum of one unit per two and one half gross acres or one unit per two net acres with no clustering permitted.
2. Home occupations and other uses accessory to a dwelling unit.
3. Open Space and Recreation uses designed to serve the residential area.
4. Community facilities designed to serve the residential area limited to schools, day care centers, churches, clinics governmental administration, police and fire protection facilities, libraries and civic centers not to exceed five acres in size.
5. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities electrical substations and electric lines and drainage facilities and structures.
6. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
7. Cemeteries.



## RECREATION AND OPEN SPACE LAND USE CATEGORY

The Recreation and Open Space category is designed to accommodate recreation and open space uses to serve public recreational needs. Land designated pursuant to this category is generally developed for low intensity uses, and maintain as much of the natural characteristics as possible.

The permitted uses of the Recreation and Open Space category include the following:

1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
2. Golf courses which are intended to remain as permanent open space.
3. Camping grounds and facilities.
4. Cemeteries.
5. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.
6. Boat ramps and docks.
7. Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, bandshells, and outdoor classrooms.
8. Concessions only when accessory to the above uses. Examples include refreshment stands, pro shops, souvenir shops, and rental facilities.



## COMMERCIAL RECREATION LAND USE CATEGORY

The Commercial Recreation category is designed to accommodate major facilities that offer recreational opportunities to the Town. Commercial Recreation facilities are generally "for-profit" resources, operated by the private sector.

The permitted uses of the Commercial Recreation category include the following:

1. Outdoor and indoor recreational facilities such as active recreational complexes, marinas, stadiums, bowling alleys, and golf courses.
2. Accessory facilities, including outdoor and indoor recreational facilities, that are determined to be an integral part of and supportive to the primary recreational facilities (excluding residential uses).
3. Hotels, motels and similar lodging ancillary to the primary commercial recreation use.
4. Other active and passive recreation uses.
5. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the Town's Land Development Regulations, or twenty (20) sites per gross acre if such permanent location is prohibited by the Town's Land Development Regulations; subject to allocation by the Town of available flexibility or reserve units.



## CONSERVATION LAND USE CATEGORY

The Conservation category is used to protect Natural Reservations that are under public ownership and are operated by contractual agreement with or managed by a federal, state, regional, local government, or non-profit agency.

The permitted uses of the Conservation category include the following:

1. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
2. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.



## COMMUNITY FACILITIES LAND USE CATEGORY

The Community Facilities category provides for a variety of educational, religious, governmental, civic and cultural, and medical uses necessary to adequately serve the community and subregion.

Additionally, Community Facilities uses may be permitted in areas designated for the following categories: Residential, Rural Ranches, Residential/Office, Commercial, Commerce/Office, Industrial, Regional Activity Center, and Employment Center.

The permitted uses of the Community Facilities category include the following:

1. Community facilities uses such as schools, churches, hospitals, governmental administration, police and fire stations, libraries, civic centers, prisons and courts, nursing homes, cemeteries, and parks and recreation facilities.
2. a. Special Residential Facility Category (2) development as defined in the "Definitions" subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council.
- b. Special Residential Facility Category (3) development as defined in the "Definitions" subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; subject to the allocation of reserve or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.



## UTILITIES LAND USE CATEGORY

The purpose of the Utilities category is to provide sufficient acreage to accommodate current and future requirements for utilities facilities. Utilities are also permitted, subject to condition, in areas designated for the following land uses: Residential, Residential/Office, Commercial, Office Park, Industrial, Employment Center, Regional Activity Center, and Agricultural.

The permitted uses of the Utilities category include the following:

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer stations.
2. Other uses determined to be ancillary to the primary uses described in 1. above.
3. Recreation and open space uses, provided the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.
4. Non-residential agricultural uses, provided the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.
5. Communication facilities, provided the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.



## TRANSPORTATION LAND USE CATEGORY

The Transportation category reflects transportation facilities such as airports and existing and proposed expressways and turnpikes.

The permitted uses of the Transportation category include the following:

1. Airport Transportation Areas. Airports and related facilities designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing, other compatible uses, and those land uses, except permanent residences, permitted in the recreation and open space, commercial recreation and agricultural land use categories.
2. Expressways. Uses of an impermanent nature such as agriculture, nurseries, grazing, non-required parking, open storage and parks are permitted in proposed expressway rights-of-way. Such provisions are intended to provide owners of property within proposed expressways with limited uses that do not interfere with the long term public goal of acquiring rights-of-way for expressway purposes. No principal building may be permitted, nor may any land use which impedes the future construction for an expressway be allowed.

Proposed expressways shall have an underlying residential land use designation unless bordered on both sides by non-residential land use designations. The underlying density credited to the expressway shall be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall apply up to mid-point of the right-of-way. Residential units may not be constructed within the proposed expressway. However, the densities accruing to the proposed expressway may be transferred to adjacent parcels if the owner dedicates the right-of-way to a governmental agency for expressway purposes.

If a formal determination has been made by the Broward County Board of County Commissioners that the proposed expressway will not be constructed, the land uses permitted within the expressway corridor shall be those permitted by the adjacent land use designation as shown on the Davie Future Land Use Plan map as certified by the Broward County Planning Council.



## COMMUNICATIONS FACILITIES

Communication facilities such as television and radio stations, and relay structures and telephone facilities are not specifically designated on the Davie Future Land Use Plan map as a separate category, but may be permitted in areas designated the following: Residential, Commercial, Industrial, Commerce/Office, Employment Center, Agricultural, Regional Activity Center.

## LAND DEVELOPMENT REGULATIONS

Land Development Regulations consist of ordinances adopted by the Town for the regulation of any aspect of development, and which are directed to the achievement of goals in the Comprehensive Plan. At a minimum, Land Development Regulations shall address zoning, subdivisions, signage, landscaping and building construction. Further, Town land development regulations shall be consolidated into a single land development code and shall contain specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan and shall as a minimum:

- (a) Regulate the subdivision of land;
- (b) Regulate the use of land and water for those land use categories included in the land use element and ensure the compatibility of adjacent uses and provide for open space;
- (c) Provide for protection of potable water wellfields;
- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (e) Ensure the protection of environmentally sensitive lands designated in the comprehensive plan;
- (f) Regulate signage;
- (g) Provide that public facilities and services meet or exceed the standards established in the capital improvements element required by s. 163.3177 and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development. Not later than December 1, 1989, the Town shall not issue a development order or permit which results in a reduction in the level of services for the affected public facilities below the level of services provided in the comprehensive plan. (Sec. 163.3202[2])

Consistent with the requirements of Chapter 163.3202, F.S., and Rule 9J-5, F.A.C., the Davie Future Land Use Plan shall be implemented by the adoption and enforcement of land development regulations. Subsequent to the effective date of this Plan, no land development regulations or amendments thereto shall be adopted by the Town Council until it has been found that the regulation/amendment is consistent with the Davie Comprehensive Plan. Additionally, no development shall be permitted in the Town of Davie that is inconsistent with the adopted and effective land development regulations. Inasmuch as the statute encourages the development and application of innovative land development regulations such as transfer of development rights (TDR),



incentive zoning, and performance zoning, the Town will approach these alternatives as a means of addressing Davie's unique characteristics.

#### PLATTING REQUIREMENT

- a. The Town may not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets any of the following criteria:
  - (1) construction of one single family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the official records of Broward County as of March 1, 1989; or
  - (2) construction on any multi-family or non-residential lot or parcel which is less than five acres in size and specifically delineated on a plat recorded on or before June 4, 1953;

provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:

- (1) compliance with the applicable land development regulations; and
  - (2) any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan has been conveyed to the public by deed or grant of easement.
- b. The Broward County Board of County Commissioners shall not approve for recordation in the Official Records any plat of lands that is not in compliance with the certified Davie Future Land Use Plan map or other effective land use plan map.



## DEVELOPMENT REVIEW REQUIREMENTS

The procedures for the issuance of all development permits for the development of land within the town are set forth in the Development Review Code, in the Davie code of ordinances. The Development Review Code (DRC) establishes a Development Review Committee whose membership insures that development proposals are evaluated for compliance with the following: the Davie Future Land Use Plan, zoning code, Development Review Code standards, and all applicable provisions of the Town and the South Florida Building Codes. The Town is required to review and amend as necessary its code of ordinances to implement the Comprehensive Plan, pursuant to Section 163.3202, F.S. Therefore, compliance with statutory requirements to insure implementation of the Comprehensive Plan goals, objectives and policies shall be effectuated.

## MAINTENANCE OF THE FUTURE LAND USE PLAN

**Amendments.** The Future Land Use Plan is a planning tool that sets the framework for programming and budgeting for municipal functions, such as the provision of essential services. While it is expected that the Plan survives market shifts, changes in property ownership and political climate, it is also understood that the Plan shall be subject to amendment from time to time. Therefore, the town Code sets forth the procedure for amendment to the Future Land Use Plan, and limits submittals from property owners to a particular filing period. Additionally, the amendment procedure is consistent with Section 163.3187, F.S., which limits the number of times that a local government may amend its Plan each year.

**Certification/recertification.** The Broward County Planning Council is the appointed body that oversees the planning function for Broward. Article VI of the Broward County Charter establishes the Planning Council as the Local Planning Agency, and provides the authority for the certification process. The Broward County Land Use Plan remains the effective land use plan for a municipality and the unincorporated area until the local plan is certified by the Planning Council as being in substantial conformity with the County Plan. Once certified, the local plan must be recertified each time the local unit of government wants to amend the plan. The recertification process enables the county to insure local plan consistency with regional plans, goals, objectives and policies.



## INTERGOVERNMENTAL COORDINATION

During the Comprehensive Planning adoption, amendment and evaluation processes, the Town involves all jurisdictions that may be affected by that process or have expressed an interest in participation. All meetings of the Local Planning Agency, Town Council and its advisory boards are public meetings, duly advertised and posted. All meetings are accessible to the public, and meeting agendas and minutes are available. Intergovernmental coordination, as a form of public participation, is encouraged during all stages of the comprehensive planning process.

## EVALUATION AND APPRAISAL REPORT

To insure that the planning function is "a continuous and ongoing process", the Town of Davie is required to evaluate the level of achievement of goals, objectives and policies contained in the Comprehensive Plan at least every five years. This "evaluation and appraisal report" updates the comprehensive plan, and addresses the major problems of development, condition of each element, comprehensive plan objectives as compared with actual results, and the extent to which unanticipated and unforeseen problems and opportunities occurred between plan adoption and the report.

## EVALUATION MEASURES

Rule 9J-5, F.A.C. requires the incorporation of a section identifying monitoring and evaluation procedures to be followed in the preparation of the five-year Evaluation and Appraisal Report discussed above. At a minimum, the Town shall follow the criteria listed in Chapter 163.3191, F.S. as to the review of the comprehensive plan.



## Future Land Use Plan:

### Glossary

- **Accessory Use:** a use naturally and customarily incidental, subservient or subordinate to the principal use.
- **Accommodations:** any apartment, condominium or cooperative unit, cabin, lodge, hotel or motel room, campground, or other private or commercial structure which is situated on real property and designed for occupancy or use by one or more individuals.
- **Administrative Commission:** the Governor and the Cabinet of the State of Florida.
- **Administrative Rules Document:** a publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and the Broward County Board of County Commissioners for the purpose of providing assistance and guidance to local governmental entities and providing direction to Council staff in implementing the Broward County Land Use Plan.
- **Affected Persons:** the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; and adjoining local governments that can demonstrate that adoption of the plan as proposed would produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written objections during the local government review and adoption proceedings.
- **Agricultural Uses:** activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas. Agricultural uses are further defined in the Agricultural land use category, as described in the Permitted Uses portion of the Plan Implementation Section.
- **Airport Facility:** any area of land or water improved, maintained or operated for the landing and takeoff of aircraft, including privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.



- **Amendment:** any change to an adopted comprehensive plan with the exception of corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Section 163.3177(3)(b), Florida Statutes, and corrections, updates or modifications of current costs in other elements, as provided in Section 163.3187(2), Florida Statutes.
- **Arterial Road:** a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.
- **Bicycle And Pedestrian Ways:** any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.
- **Broward County Land Use Plan:** the future land use plan element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Local Government Comprehensive Planning and Land Development Regulation Act.
- **Broward County Trafficways Plan:** the plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of trafficways for Broward County (also known as the Broward County Planning Council Trafficways Plan).
- **Building:** any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.
- **Building Permit:**
  - (1) Any permit for the erection or construction of a new building required by Section 301.1 of the South Florida Building Code, 1984, Broward Edition, as amended.
  - (2) Any permit for an addition to an existing building which would:
    - (a) create one or more additional dwelling units, or
    - (b) involve a change in the occupancy of a building as described in Section 104.7 of the South Florida Building Code, 1984, Broward Edition, as amended.
  - (3) Any permit which would be required for the nonresidential operations included in Section 301.1(a) of the South Florida Building Code, 1984, Broward Edition, as amended.
- **Capital Budget:** the portion of the local government's budget reflecting capital improvements scheduled for a fiscal year.



- **Capital Improvement:** physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.
- **Certified Land Use Plan:** a local land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.
- **Collector Road:** a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.
- **Commercial Uses:** activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services. Commercial Uses are further defined in the Commercial land use category, as described in the Permitted Uses portion of the Plan Implementation Section.
- **Comprehensive Plan:** a plan that meets the requirements of Sections 163.3177 and 163.3178, Florida Statutes.
- **Concurrence:** public facilities and services needed to support development shall be available at the same time or coincidental with the impacts of such development.
- **Concurrence Management System:** the provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development concurrent with the impacts of such development.
- **Cone of Influence (Zone of Influence):** an area around one or more major waterwells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.
- **Conservation Uses:** activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats. Conservation Uses are further defined in the Conservation land use category, as described in the Permitted Uses portion of the Plan Implementation Section.



- **Consistency:** For purposes of this definition, a local comprehensive plan is said to be consistent with the state comprehensive plan and the regional policy plan if it is "compatible with" or "furthers" such plans. The term "compatible with" means that the local plan is not in conflict with the state comprehensive plan or regional policy plan. The term "furthers" means to take action in the direction of realizing goals or policies of the state or regional plan.
- **Contiguous:** in close proximity, touching or adjacent.
- **County Commission:** the Board of County Commissioners of Broward County.
- **Developer:** any person, including a governmental agency, undertaking any development.
- **Development:**
  - (1) The carrying out of any building activity or mining operation, the making of any material change in the use of appearance of any structure or land, or the dividing of land into two or more parcels.
  - (2) The following activities or uses shall be taken for the purposes of this chapter to involve "development", as defined in this section:
    - (a) A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
    - (b) A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
    - (c) Alteration of a shore or bank of a seacoast, river, stream, lake, pond or canal, including any "coastal construction" as defined in Section 161.021, Florida Statutes.
    - (d) Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.
    - (e) Demolition of a structure.
    - (f) Clearing of land as an adjunct of construction.
    - (g) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.
  - (3) The following operations or uses shall not be taken for the purpose of this chapter to involve "development" as defined herein:
    - (a) Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries of the right-of-way.
    - (b) Work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracts, or the like.
    - (c) Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
    - (d) The use of any structure or land devoted to dwelling uses or any purpose customarily incidental to enjoyment of the dwelling.



- (e) The use of any land for the purpose of growing plants, crops, trees and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
  - (f) A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
  - (g) A change in the ownership or form of ownership of any parcel or structure.
  - (h) The creation or termination of rights of access, reparation rights, easements, covenants concerning development of land, or other rights in land.
  - (4) "Development," as designated in an ordinance, rule, or development rule includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of subsection (1).
- **Development Order:** any order granting, denying, or granting with conditions an application for a development permit.
  - **Development Permit:** any building permit, zoning permit, plat approval or rezoning, certification, variance, or other action having the effect of permitting development.
  - **Drainage Facilities:** a system of man-made structures designed to collect, convey, hold divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.
  - **Dwelling Unit:** a house, apartment, or condominium unit, trailer, group of rooms, or a single room intended for occupancy as separate living quarter with direct access from the outside of the building or through a common hall and with complete kitchen facilities for the exclusive use of the occupants, including rental units contained in a multi-unit structure or complex which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as "apartments", "rental condominiums" and "Retirement Housing".
  - **Education Uses:** activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.
  - **Environmentally Sensitive Land:** those areas containing Natural Resources, as depicted in the Future Land Use Plan Map Series.
  - **Existing Urban Service Area:** means built-up areas where public facilities and services such as sewage treatment systems, roads, schools, and recreation areas are already in place.



- **Flexibility units:** mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the Davie Future Land Use Plan map, as certified.
- **Flexibility Zone:** a geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process.
- **Flood Plains:** areas inundated during an identified flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
- **Foster Care Facility:** a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.
- **Future Broward County Land Use Plan Map (Series):** the series of maps adopted by the Broward County Board of County Commissioners as part of the Broward County Land Use Plan. These include the Broward County Land Use Plan Map, Historic District and Historically Significant Properties Map, Natural Resources Map Series-Eastern Broward County, and Natural Resources Map Series-Western Broward County.
- **Goal:** the long-term end toward which programs and activities are ultimately directed.
- **Governing Body:** the board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government, however designated, or the combination of such bodies. The governing body for the Town of Davie is the Town Council of the Town of Davie.
- **Governmental Agency:**
  - (a) The United States or any department, commission, agency, or other instrumentality thereof;
  - (b) The State of Florida or any department, commission, agency, or other instrumentality thereof;
  - (c) Any local government, or any department, commission, agency, or other instrumentality thereof;
  - (d) Any school board or other special district, authority, or other governmental entity.
- **Gross density:** means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area.



- **Gross acreage** means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Davie Future Land Use Plan.
- **Group Home:** a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.
- **Hazardous waste:** solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.
- **Historic Resources:** all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.
- **Improvements:** may include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a governing body.
- **Industrial Uses:** the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.
- **Infrastructure:** those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.
- **Land:** the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land.
- **Land Development Code:** the various types of regulations for the development of land within the jurisdiction of a unit of local government when combined into a single document.
- **Land Development Regulations:** ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.



- **Land Development Regulation Commission:** a commission designated by a local government to develop and recommend, to the local governing body, land development regulations which implement the adopted comprehensive plan and to review land development regulations, or amendments thereto, for consistency with the adopted plan and report to the governing body regarding its findings. The responsibilities of the land development regulation commission may be performed by the local planning agency.
- **Land Use:** the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.
- **Level of Service:** an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
- **Limited Access Facility:** a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.
- **Local Area of Particular Concern:** an area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code. The criteria for Local Areas of Particular Concern are contained in the Plan Implementation Requirements section of the Broward County Land Use Plan.
- **Local Comprehensive Plan:** any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.
- **Local Road:** a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.
- **Low and Moderate Income Families:** "lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households".
- **Mobile Home:** a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban



Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

- **Natural Reservations:** areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.
- **Nonpoint Source Pollution:** any source of water pollution that is not a point source.
- **Objective:** a specific, measurable, intermediate end that is achievable and marks progress toward a goal.
- **Open Spaces:** undeveloped lands suitable for passive recreation or conservation uses.
- **Point Source Pollution:** any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.
- **Policy:** the way in which programs and activities are conducted to achieve an identified goal.
- **Pollution:** the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.
- **Potable Water Facilities:** a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.
- **Private Recreational Sites:** sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.
- **Public Recreational Sites:** sites owned or leased on a long-term basis by a federal, state regional or local government agency for purposes of recreational use.
- **Public Access:** the ability of the public to physically reach, enter, or use recreation sites including beaches and shores.



- **Public Buildings and Grounds:** structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.
- **Public Facilities:** transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, education systems or facilities, parks and recreation systems or facilities and public health systems or facilities.
- **Recreation:** the pursuit of leisure time activities occurring in an indoor or outdoor setting.
- **Recreation Facility:** a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.
- **Recreation Uses:** activities within areas where recreation occurs.
- **Resident Population:** inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.
- **Right-Of-Way:** land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.
- **Roadway Functional Classification:** the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.
- **Sanitary Sewer Facilities:** structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.
- **Seasonal Population:** part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.
- **Services:** the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state or federal law.
- **Solid Waste:** sludge from a waste treatment works, water supply treatment plant or air pollution control facility or garbage, rubbish, refuse, or other discarded



material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

- **Solid Waste Facilities:** structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.
- **Support Documents:** any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the comprehensive plan.
- **Urban Redevelopment:** means the demolition and reconstruction or substantial renovation of existing buildings or infrastructure within existing urban service areas.
- **Water-Dependent Uses:** activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.
- **Water-Related Uses:** activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.
- **Water Wells:** wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.